

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic N/A

and or common RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT (VHLC 104-133)

## 2. Location

street &amp; number Rugby Road, University Avenue, and environs N/A not for publication

city, town Charlottesville N/A vicinity of

state Virginia code 51 county (in city) code 540

## 3. Classification

| Category                                     | Ownership                                 | Status  | Present Use   |
|--|---|---|---|
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public           | <input checked="" type="checkbox"/> occupied        | <input type="checkbox"/> agriculture                  |
| <input type="checkbox"/> building(s)         | <input type="checkbox"/> private          | <input checked="" type="checkbox"/> unoccupied      | <input checked="" type="checkbox"/> commercial        |
| <input type="checkbox"/> structure           | <input checked="" type="checkbox"/> both  | <input type="checkbox"/> work in progress           | <input checked="" type="checkbox"/> educational       |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                 | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment                |
| <input type="checkbox"/> object              | <input type="checkbox"/> in process       | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government                   |
|  | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial                   |
|  | N/A                                       | <input type="checkbox"/> no                         | <input type="checkbox"/> military                     |
|  |   |   | <input checked="" type="checkbox"/> museum            |
|  |   |   | <input checked="" type="checkbox"/> park              |
|  |   |   | <input checked="" type="checkbox"/> private residence |
|  |   |   | <input checked="" type="checkbox"/> religious         |
|  |   |   | <input type="checkbox"/> scientific                   |
|  |   |   | <input type="checkbox"/> transportation               |
|  |   |   | <input type="checkbox"/> other:                       |

## 4. Owner of Property

name Multiple Ownership

street &amp; number N/A

city, town N/A N/A vicinity of state N/A

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Charlottesville City Courthouse

street &amp; number 315 East High Street

city, town Charlottesville state Virginia 22901

## 6. Representation in Existing Surveys (See Continuation Sheet #1)

(1) Charlottesville Historic

title Landmarks Study

has this property been determined eligible? ☐ yes ☒ nodate 1976-1983 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Department of Community Development, P.O. Box 911

city, town Charlottesville state Virginia 22902

## 7. Description

### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved

date N/A

Describe the present and original (if known) physical appearance

### SUMMARY DESCRIPTION

Comprising an eighty-four-acre area north of Thomas Jefferson's original "academical village" at the University of Virginia, the Rugby Road-University Corner neighborhood contains a broad range of commercial, residential, and institutional structures mirroring the university's development between the 1890s and the Great Depression. Three-quarters of the buildings within the District's bounds exhibit one or more of the various revival styles popular in the late 19th and early 20th centuries. A large number of these, some designed by well-known architects, are of outstanding merit. The District, situated entirely within the bounds of the city of Charlottesville, focuses on two major thoroughfares: University Avenue (U.S. 250), and Rugby Road. University Avenue, a continuation of West Main Street leading from downtown Charlottesville, forms the southern border of the District, skirting the north edge of the original campus. The north side of the avenue between the 1300 and 1600 blocks comprises the heart of the university's commercial sector. Rugby Road, a major thoroughfare leading north from the university's Rotunda, bisects the District, providing either access to or views of most of its academic structures and fraternity houses. A combination of geographic and man-made features clearly defines the district on its south, west and southeast borders. The northeastern boundaries of the District, on the other hand, have been drawn to reflect the area's cultural ties to the university. Within this twenty-block area stand 221 major structures, of which forty-eight because of their age and/or visual impact, are considered noncontributing. With its many outstanding examples of late 19th-and early 20th-century architecture, together with its handsome tree-lined streets and park-like open spaces, the Rugby Road-University Corner Historic District comprises one of the most visually appealing university neighborhoods in the South.

### ARCHITECTURAL ANALYSIS

The Rugby Road-University Corner Historic District occupies a slightly rolling eminence with a mean elevation of 550 feet above sea level. Except at its northern and south-central edges, the land falls off fifty feet or more on all sides, making this the highest neighborhood west of Charlottesville's central business district, two miles east.

The District boundaries are by and large determined by obvious man-made or geographic features. University Avenue, which skirts the northern edge of the original campus, forms the District's southern boundary. West of Rugby Road and Carr's Hill the land slopes precipitously toward Emmett Street (U.S. 29), a major commercial corridor. The District encompasses all of Carr's Hill, together with its university buildings and fraternity houses. The District's western boundary is coterminous with Culbreth Road, which wraps around the base of Carr's Hill, returning east to Rugby Road. Then, crossing the Chesapeake and Ohio Railroad tracks at Beta Bridge, the District line turns north and west to encircle Lambeth Stadium, including what remains of its former playing field. The line then continues northwest, wrapping around University Circle, a handsome residential street occupying a ridge of land rimmed with trees that shield it from the modern commercial sector at the base of the hill to the west. Following the rear lot lines of the houses on University Circle, the

## 8. Significance

| Period  | Areas of Significance—Check and justify below    |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input checked="" type="checkbox"/> education   | <input type="checkbox"/> military               | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce     | <input type="checkbox"/> exploration-settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input checked="" type="checkbox"/> 1900-     | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

Specific dates 1890-1940 Builder Architect N/A

### Statement of Significance (in one paragraph)

#### STATEMENT OF SIGNIFICANCE

The Rugby Road-University Corner Historic District is an eighty-four-acre area stretching north from the original Jeffersonian-designed campus at the University of Virginia. The District, which lies entirely within the city of Charlottesville, is named for its two foci: the student-gearred commercial sector known as "The Corner;" and Rugby Road, heart of the university's fraternity area. Covering twenty city blocks, the District contains the majority of those surviving non-academic buildings--commercial, residential and institutional--associated with the university during the period before World War II. Because of the university's small size and deliberately self-contained nature during its first half-century of existence, the District contains few structures antedating 1880. Most of the area's physical fabric dates to the boom years between 1890 and 1930, when the university's enrollment quadrupled from 600 to 2,500. At this time the area north of the campus was transformed from open farmland to a grid of city streets interspersed with planned residential circles, university playing fields, and large institutional buildings in park-like settings. This era of rapid growth produced the present solid block of brick commercial buildings along University Avenue (long known as "The Corner"); noteworthy campus structures, such as the President's House on Carr's Hill, the Bayly Museum, Madison Hall, Fayerweather Gymnasium and Lambeth Field Stadium; and a variety of related institutional and residential buildings including twenty-three fraternity and eight sorority houses, nine major early apartment buildings, several dozen World-War-I-era faculty residences, and numerous private dwellings and rooming houses leased through the years to student boarders. Despite continued expansion of the university during the post-Depression years, the District with its substantial brick and frame buildings--many of exceptional architectural merit--remains largely as it appeared in the 1930s. Of the 220 major buildings in the District today, over three-quarters were standing in 1940, and most of those erected since then blend well with the area's broad range of early eclectic-styled structures. The District's visual appeal is further enhanced by its large, well-planted yards; its streets lined with towering deciduous trees, and its expansive stretches of university-maintained open spaces. In sum, the Rugby Road-University Corner Historic District is an outstanding and well-preserved example of a late 19th- and early 20th-century university neighborhood.

#### HISTORICAL BACKGROUND

During his many years of political life, Thomas Jefferson nurtured the idea of establishing a major public university, an institution that would serve as "the future bulwark of the human mind in this country." On returning to Monticello from his second term as President in 1809, he devoted his full energies to this goal. The result was the University of Virginia, the second oldest public university in the United States.

## 9. Major Bibliographical References (See Continuation Sheet #65)

- Barringer, Anna. "Pleasant It Is to Remember These Things." The Magazine of Albemarle County History. Vol. 27.
- Bishop, Timothy. "Fraternity Houses at the University of Virginia: Their History, Their Architecture." Unpublished Manuscript, University of Virginia, 1981.

## 10. Geographical Data

Acres of nominated property Approx. 84 acres

Quadrangle name Charlottesville East and West

Quadrangle scale 1:24000

UTM References

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Verbal boundary description and justification

(See Continuation Sheet # 66 )

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

## 11. Form Prepared By

name/title Department of Community Development Staff in cooperation with Virginia Historic Landmarks Commission

organization Department of Community Development

date November 1983

street & number City Hall, P.O. Box 911

telephone (804) 971-3182

city or town Charlottesville

state Virginia 22902

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

H. Bryan Mitchell

title Virginia Historic Landmarks Commission

date January 13, 1984

For NPS use only

I hereby certify that this property is included in the National Register

date

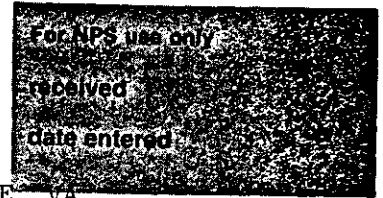
Keeper of the National Register

Attest:

date

Chief of Registration

EXP. 10/31/84

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National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT, CHARLOTTESVILLE, VA

Continuation sheet #1

Item number 6,7

Page 1.1

6. REPRESENTATION IN EXISTING SURVEYS

- (2) Virginia Historic Landmarks Commission Survey  
1983 state  
221 Governor Street  
Richmond, VA 23219

7. DESCRIPTION -- Architectural Analysis

District boundary crosses Rugby Road and jogs north, following the back property lines of Preston Court, a residential circle containing several fraternity and sorority houses. Continuing south, the District line follows Cabell Avenue and then jogs east to take in the late 19th-century dwellings facing 15th Street. The boundary next turns west to include all lots facing Virginia Avenue, site of several early fraternities and former student boarding houses. The boundary's final stretch veers southeast along the railroad tracks until reaching the C & O overpass, which marks the eastern edge of the Corner.

The Rugby Road-University Corner District contains four visually discrete segments. The commercial area, occupying the south east quadrant of the District, comprises the two eastern blocks of University Avenue, together with Minor Court Lane and Elliewood Avenue. This is a lively area of shops and restaurants catering to the university's large (16,000) student population. The second, or southwest quadrant of the District, includes the 1700 block of University Avenue and the southern two blocks of Rugby Road. This area contains most of the District's university properties, including Madison Hall, the School of Architecture, Culbreth Theater, and the other buildings on Carr's Hill. Defining the eastern edge of this quadrant is Madison Bowl, a large sunken playing field that allows an unobstructed view of the phalanx of early fraternity houses facing Madison Lane. The third, or northwest quadrant of the District includes the university's Faculty Apartment building, the handsome Neo-classical Lambeth Field stadium, and University Circle, arguably the most handsome residential neighborhood of its period in the city. The fourth and largest segment of the District comprises the grid of residential streets bordered by Rugby Road on the west, Preston Place on the north, 15th Street on the east, and Virginia Avenue on the south. This area contains a wide variety of private dwellings, apartment buildings and fraternity houses, the architectural fabric varying from high-style to vernacular.

The District's commercial quadrant focuses on the 1400 and 1500 blocks of University Avenue. Here an unbroken row of brick commercial structures, most antedating 1930, line the street. The facades of three or four of these have been modernized, but most remain largely intact, several retaining their original shopfronts. Some of these buildings date to the 19th century, having been enlarged over time and given early 20th-century facades. An example is no. 1403-1409, possibly built ca. 1845-62, enlarged between 1891 and 1896, partly rebuilt in 1901-02, and brick-veneered around 1927. Although the buildings facing University Avenue range in height from one to three stories and most are two stories, there are virtually no gaps in the street facade.

Several large, finely-detailed buildings on these blocks lend the area a distinctly

(See Continuation Sheet #2)

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RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT, CHARLOTTESVILLE, VA

Continuation sheet #2

Item number 7

Page 2

7. DESCRIPTION -- Architectural Analysis

urban flavor. These include Anderson Brothers' Bookstore (no. 1417-1425; built 1891 - 92), the Chancellor Building (no. 1411-15; 1920), the Minor Court Building (no. 1515; 1896 and 1927), Mincer's Shop Building (no. 1525-1527; 1920s), and the Stevens-Shepherd Building (no. 1601; ca. 1925). Except for Anderson's, with a sheetmetal facade, most of these buildings have fine masonry facades, often featuring corbelled and mousetooth brick cornices, brick quoins and jack arches, and sometimes stone or terra cotta trim. Particularly fine shopfronts include the Classical arcaded front at no. 1415, and the Tudor-style front at no. 1525, with its slate roof, pseudo half-timbered gable, and turned-baluster window screen.

The most visually arresting of these buildings is undoubtedly Anderson's Bookstore, which encases a smaller brick building erected in 1848. Virtually unaltered on the exterior except for its storefronts, it presents a gleaming three-story sheetmetal facade replete with wedding-cake detail and a giddily projecting parapet cornice. Anderson's is the largest metal-clad building in Charlottesville, and its bookstore is the oldest business in the city operating at its original location.

A recent adjunct to the commercial area at the Corner is Elliewood Avenue, a two-block dead-end street that had declined by the 1960s to a row of rather shabby rooming houses and dwellings-turned-apartments. Over the past decade, however, Elliewood has regenerated to become one of the most pleasant shopping areas in the city, with wide tree-lined sidewalks, outdoor cafes, and a lively mix of small specialty shops, bookstores, boutiques, and nightspots. Most importantly, these changes have taken place without damaging the original fabric of the buildings, most of which dates to the 1910s and 1920s.

Up the hill from Elliewood and one block west is Chancellor Street, which might be considered the dividing line between the two southern quadrants of the District. Named for the landowners who subdivided it in the 1890s, the street is lined with large early 20th-century houses that have served variously as boarding houses, private homes, and fraternity and sorority houses. At no. 133 Chancellor stands St. Anthony's Hall (1902), the first structure in the city built specifically as a fraternity house.

Moving west on University Avenue past Elliewood Avenue and Chancellor Street, one enters the southwest quadrant of the District, characterized by the refreshing open spaces of the main campus, Carr's Hill and Madison Bowl. Major landmarks along the western stretch of University Avenue include the Georgian-style St. Paul's Episcopal Church, built in 1926-27; and Madison Hall, erected in 1905 to house UVA's chapter of the YMCA. Directly behind Madison Hall is the sunken three-acre playing field known as Madison Bowl. Along the western edge of Madison Lane, overlooking the Bowl, stands the greatest single concentration of fraternity houses in the area. Ranging in date from 1902 to 1928, all are built of brick and designed in some variant of the Georgian or Classical revivals. These large brick buildings with their white-columned porticoes provide a picturesque backdrop to the constant round of informal sporting activities in Madison Bowl.

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RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT, CHARLOTTESVILLE, VA

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Continuation sheet #3

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7. DESCRIPTION -- Architectural Analysis

Directly across from the Bowl, fronting on Rugby Road at the east edge of Carr's Hill, stand several impressive Neo-classical buildings. The earliest is Fayerweather Hall (109 Rugby Road), designed in 1893 by the Norfolk firm of Carpenter and Peebles. When built it boasted one of the longest indoor tracks in the country, but by 1924, it had been superceded by a larger gymnasium, and now houses the university's Department of Fine Arts. Next door at 155 Rugby Road is the Bayly Museum, a monumental brick and marble Neo-Palladian edifice designed in 1934 by R.E. Lee Taylor and Edmund S. Campbell. Just north of the Bayly Museum is a complex of three handsome Georgian Revival fraternity houses grouped in a U plan around a landscaped forecourt (nos. 161, 163, and 165 Rugby Road).

At the crest of Carr's Hill, surrounded by a parklike yard sweeping down to terraced hillsides on the south and west and Rugby Road on the east, stands the official residence of the president of the university. An enormous Colonial Revival brick house with a two-story Doric portico, it was built in 1912-1913 to designs by the firm of McKim, Mead and White. On the west and north (rear) sides of the Carr's Hill mansion stand four buildings dating to the mid-19th century. The earliest of these, dubbed Buckingham Palace because of its diminutive size, is a two-room-plan brick cottage reportedly used as student lodgings in the 1850s. Nearby is the last remaining unit of a range of two-story student dormitories built around 1870 from the bricks of an earlier dwelling destroyed by fire. The rest of the dormitories were demolished in the early part of this century, along with part of the contemporary brick dining hall that served them. The greater part of this dining hall, now converted to a dwelling, still stands, along with an early brick carriage house now used as a garage.

Crossing Beta Bridge on Rugby Road, one enters the District's northwest quadrant. On the west side of Rugby Road stands the Faculty Apartments building, an imposing Neo-classical building converted to apartments around 1920 from an uncompleted athletic facility. Down the hill to the west, hidden from Rugby Road, is Lambeth Field, a sports stadium designed by architect Lee Taylor in 1911-1913. This stadium, one of the few of its kind in the country, consists of a semicircular ring of poured-concrete bleachers topped by an elegant whitewashed Doric colonnade, with red pantile roof. The colonnade curves along the crest of the terraced hill, affording panoramic views of the university grounds to the west and the Blue Ridge Mountains beyond. Whether viewed from below or above, the Lambeth colonnade provides one of the handsomest campus backdrops in Virginia.

Although Scott Stadium replaced it as the university's official football field in 1931, Lambeth's recently-reduced playing area remains a popular site for intramural and informal sports matches. The stadium is also used occasionally as an amphitheater for outdoor concerts, and the bleachers serve as a sun-and-study mecca for students during the warm months of the year. Unfortunately, because of many years of neglect --and despite the ongoing efforts of the Colonnade Club to restore it--much of the Lambeth colonnade remains in serious disrepair.

(See Continuation Sheet #4)

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RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT, CHARLOTTESVILLE, VA

Continuation sheet #4

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7. DESCRIPTION -- Architectural Analysis

16 Immediately north of Lambeth Field is University Circle. One of the best situated neighborhoods in the city when subdivided in 1906-1908, it attracted many of the university's leading faculty members and administrators. Over a period of two decades some of the best architects in the state created a remarkably sophisticated group of Colonial and Georgian-style dwellings there. The first began to rise between 1908 and 1913, and by 1925 most of the original lots were occupied. Dwellings on the Circle are large by Charlottesville standards, being set on spacious, well-landscaped yards shaded by towering trees. Despite the intrusion of a large apartment building at no. 32 in 1952, and five later small Colonial-style dwellings and apartment houses, the Circle retains much of its early ambience.

Although several dwellings on the Circle show the influence of the Shingle, Craftsman and Bungalow styles, most are designed in some form of the Georgian Revival. Several of these are engagingly unorthodox variations on the style, incorporating novel massing, fenestration and porch treatments, together with highly eclectic detailing. Architect Eugene Bradbury, based variously in Norfolk and Baltimore, is known to have designed at least three houses on the Circle (nos. 20, 21 and 1824), and judging by their shared stylistic traits, he may well have designed several others.

17,18 An outstanding example of Bradbury's inventive style is the Watts-Hillel House at 1824 University Circle (1913-1914) which shows the strong influence of the Edwardian-era Arts and Crafts movement. Unlike its more conventional brick-faced neighbors, the Watts-Hillel House is clad in brilliant white plaster. The broadly overhanging hipped roof has rounded edges simulating thatch, and the eyebrow-like rise over the upper central window reinforces this illusion. Ingeniously juxtaposed against these English vernacular features are such Classical elements as a bold aedicule door frame and a side loggia with massive Doric columns. Dextrously combining formal and informal, conventional and unconventional elements, Bradbury's houses, like others on the Circle, display early 20th-century domestic design at its best.

19 Leaving University Circle and crossing to the east side of Rugby Road, one enters the District's northwest quadrant. Most of this quadrant, including the area south of Preston Place and north of Virginia Avenue, was set off into streets and lots by the Charlottesville Land Company in 1890. Originally known as Preston Heights, it includes some of the earliest dwellings in the District; namely the Dabney-Thompson House at 1602 Gordon (1894), the Steptoe House at 514 17th Street (ca. 1890-91), and the Wood-Bidgood House at 1702 Gordon (1891). Each of these large two-story frame structures features the complex massing and blend of Queen Anne, Eastlake and other stylistic features common to vernacular Victorian houses of the period. Other smaller houses dating to this first period of development include nos. 428 and 432 15th Street. Built around 1890, they feature L plans, 1½-story elevations, recessed porches, and front gables with decorative shingles.

20 No more than ten 19th-century houses stand in the Preston Heights area, however, and most lots in this section of the District were not developed until after 1910.

(See Continuation Sheet #5)



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RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT, CHARLOTTESVILLE, VA  
Continuation sheet # 5

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7. DESCRIPTION -- Architectural Analysis

The large majority of dwellings standing today were built in the 1910s and '20s, being largely of brick construction and designed in combinations of the Bungalow, Craftsman and Colonial Revival styles.

21,22

Preston Place, a circle at the northern edge of the District, was subdivided in the early 1920s from the last remaining portion of the once-extensive Wyndhurst estate. Probably built in the late 1850s, Wyndhurst plantation house (605 Preston Place) still stands, together with its detached servants' quarters (no. 611), though both have undergone alterations. A large vernacular I-house with Italianate and Greek Revival details, Wyndhurst is the oldest remaining dwelling in the District.

Virginia Avenue, forming the southern edge of this quadrant, was, like Preston Heights, subdivided in 1890. Most of the present dwellings, though, were built after 1910, being designed in the various styles common to the District. Because of the area's proximity to the University, a number of fraternities either rented houses along Virginia Avenue or purchased existing dwellings, converting them to fraternity use. In addition, several private houses on the street were rented for long periods of time to student boarders.

Having briefly profiled the four major sections of the Historic District, we can now focus on the various styles and types of buildings found in the area.

As noted, most of the land now encompassed by the Rugby Road-University Corner District was not developed until 1890 or later. The only standing buildings erected before that time include the brick dormitories on Carr's Hill; Wyndhurst and its outbuilding, on Preston Place; and several heavily-altered mid-19th-century commercial structures in the 1400 and 1500 blocks of University Avenue. The few surviving examples of late 19th-century eclectic architecture--all in the Preston Heights area --have been mentioned above.

23

Because of its relatively late development, the Rugby Road Historic District contains no examples of the Gothic Revival, Italianate, Romanesque or Second Empire styles. The earliest true revival style represented in the District is the Queen Anne. The Hotopp-Watson House (1900) at 3 University Circle is one of the best surviving examples of this style in the city. An impressive 2½-story frame structure, it features a steep hipped roof with polygonal dormers, three semicircular bays, a large porte-cochere, and a sweeping wraparound veranda. More conservative examples of the style, all of frame construction, include the R.M. Balthis House at 518 17th Street, featuring a complex roof line and towering chimneys; 132 Chancellor Street, exhibiting polygonal two-story bays with oversailing gables; and 125 Chancellor Street, its front gable decorated with false half-timbering. Houses at 420 15th Street and 1701 and 1702 Gordon Avenue also exhibit elements of the style--which is, as a whole, poorly represented in Charlottesville.

24

By 1910 the Colonial Revival and its cousin the Georgina Revival had become clearly established as the most popular styles in the District. Other domestic styles of the period, including the Shingle, Bungalow and Craftsman styles, were less

(See Continuation Sheet #6)

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7. DESCRIPTION -- Architectural Analysis

popular in Charlottesville than in the towns and cities of the Northeast and upper Mid-Atlantic states. Moreover, in the Rugby Road District these other styles nearly always incorporate some aspects of the Colonial Revival.

25 At most only three houses in the District display elements of the Shingle style. Perhaps the best example is the Webb House at 30 University Circle, but it, like the shingle-covered houses at 1831 and 1841 University Circle, share many stylistic affinities with the Craftsman and Colonial Revival styles.

26,27 The Bungalow style is best represented by houses at 34 and 44 University Circle and 1506 and 1513 Virginia Avenue. Those at 416 and 418 17th Street, while displaying some features of the style, could be equally well described as Craftsman dwellings. Three interesting late variations on the Bungalow style, all in brick, stand on Gordon Avenue. Number 1525 features an asymmetrical front gable that sweeps nearly to the ground; no. 1535 features an L plan with an odd round-roofed entry porch at the inner angle of the ell; and 507 15th Street features an arched porch and projecting front duodecagonal bay with ribbed roof.

28 The Rugby Road District contains several houses with at least some stylistic affinities to the English Vernacular Revival, or Arts and Crafts style. These include nos. 2 and 21 University Circle, 608 Preston Place, 511 and 555 17th Street, and 1525 Gordon Avenue. The larger, more elaborate houses--notably the Watson-Hillel House at 1824 University Circle--display the clearest influence of the style, a progenitor of the more common Craftsman style.

31,32 Popularized by Gustav Stickley and others, the Craftsman style achieved a wide currency in the U.S., combining elements of English, American and Japanese vernacular architecture with up-to-date ideas about house planning. Like the Colonial Revival and Bungalow styles, it was disseminated in magazines and builders' catalogues of the 1910s and '20s. The Rugby Road District contains several good examples, including the houses at 400 and 508 16th Street, 1416 Gordon Avenue, 1541 Virginia Avenue, 555 17th Street, and 630 Preston Place.

33,34 By far the most popular styles in the District, especially for larger, more expensive houses built after 1910, were the Colonial and Georgian Revival styles. Examples of the Colonial Revival tend to be simpler than those of the Georgian, exhibiting greater vernacular influence. Prime examples include the houses at 422 17th Street, 17 University Circle, 1520 Virginia Avenue, and 510 and 517 Rugby Road. The elaborate Alpha Tau Omega fraternity house at 500 Rugby Road might be classed as Georgian Revival did it not display the strong regional flavor of colonial houses in upper Maryland and Delaware.

35 The Georgian Revival was clearly the favored architectural style in the District between 1910 and 1940 for both fraternity houses and large private dwellings. Nearly always built of brick, local Georgian houses generally feature high quality and often

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7. DESCRIPTION -- Architectural Analysis

quite sophisticated exterior detailing. Two of the earliest examples of the style stand on Chancellor Street: nos. 129 and 150, built respectively in 1906 and 1912. The Sigma Phi House at 163 Rugby Road (originally the Delta Tau Delta fraternity house) was erected in 1911; St. Elmo's Hall, the Delta Phi fraternity house at 130 Madison Lane, was built in 1912; the Pi Kappa Alpha house at 513 Rugby Road was erected in 1913; and the Macon-Victorius House and the Delta Kappa Epsilon House at 1820 Carr's Hill Road were both built in 1914. Most other examples of the style date to the 1920s and early '30s. The best of these include Ackley, at 1600 Gordon Avenue; Macon Hall, at 1508 Grady Avenue; the Chi Phi House at 161 Rugby Road; the Phi Kappa Psi House at 159 Madison Lane; the Sigma Nu House at 1830 Carr's Hill Road; the Beta Theta Pi House at 180 Rugby Road, and a private dwelling at 1835 University Circle.

While some of these houses would blend easily into the streetscape of any Mid-Atlantic town or city, most of the District's Georgian Revival structures exhibit distinctly local features. These houses were being built at a time when the first picture books on historic Virginia homes were coming into print. Moreover, local architects were inevitably influenced by the rich Federal and Greek-Revival architectural tradition of Charlottesville and surrounding Albemarle County.

One distinct local variant of the Georgian style has been termed the Jeffersonian Revival. The clearest example of this style in the District is the Zeta Psi fraternity house at 169 Rugby Road, built in 1926 to designs by Louis Vorhees, an associate of pioneering University of Virginia architectural historian Fiske Kimball. The plan of the Zeta Psi House was based on the original 1780s design of Monticello, before Jefferson expanded it, adding the dome. One of the handsomest fraternity houses in the District, it features semi-octagonal end wings, a single-story pedimented Roman Doric portico, and an abbreviated second story with windows set just above a heavy Doric entablature.

Other buildings in the District exhibit a less obvious Jeffersonian influence. The Faculty Apartments, designed by UVa architecture professor Edmund S. Campbell, displays the broad wooden cornice, Classical portico and scaled-down upper story typical of Jefferson's designs of the 1810s and '20s. Other buildings with Jeffersonian traits include the fraternity houses at 128 and 150 Madison Lane, and the houses at 1530 and 1533 Virginia Avenue, all of which feature the monumental Roman style porticoes favored by Jefferson for both domestic and institutional buildings. One of the District's most architecturally noteworthy fraternity houses is Theta Delta Chi at 1811 Lambeth Lane. Designed in 1915 by Dr. William A. Lambeth, head of the University of Virginia's Department of Buildings and Grounds, it features a Roman Doric portico similar to that at Monticello, along with numerous refined details reminiscent of Jefferson's Lawn pavilions.

Several buildings in the Rugby Road Historic District are designed in what might be appropriately termed the Classical rather than Georgian style. By and large these

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43 include institutional or apartment buildings, such as Fayerweather Hall (1894) at 109  
Rugby Road, Madison Hall (1905) at 1705 University Avenue, the Bayly Museum (1934) at  
44 155 Rugby Road, and the Preston Court Apartments building (1923-28) at 1600 Grady  
Avenue. The only fraternity house designed in a Classical rather than Georgian mode is  
the Phi Kappa Sigma House at 160 Madison Lane (1911 and 1922). As rebuilt in 1922,  
it features a monumental two-story Greek Doric portico, pedimented gable ends, and  
unpainted stucco-clad walls.

45 A revival style popular in the more tropical areas of the U.S. in the 1910s  
through '30s, though poorly represented in Virginia, is the Mediterranean style. The  
Rugby Road District contains only three examples, none of pure stylistic form. These  
include the Garden Court Apartments at 506 Rugby Road; and dwellings at 14 University  
46 Circle and 620 Preston Place. All three are clad in stucco, and two are covered with  
red pantile roofs, but beyond that they share few common features. The single-story  
U-plan Garden Court Apartments would fit unobtrusively along a Sarasota street, but  
the flat-roofed pink-stuccoed building strikes a discordant note in the brick and  
hipped-roofed Rugby Road neighborhood. The handsome house at 14 University Circle,  
on the other hand, deftly blends elements of the Mediterranean and Georgian styles to  
produce an engagingly unorthodox building perhaps more appropriately termed "eclectic"  
than "Mediterranean."

47 In discussing the major stylistic influences in the Rugby Road District, we have  
focused on single-family dwellings and fraternity houses. Besides these, however,  
the area contains nine notable early 20th-century apartment buildings. Virtually all  
of these, except the above-mentioned Garden Court Apartments, are designed in some  
version of the Classical or Georgian Revival styles. Perhaps the most successful is  
the Raleigh Court Building (1927), a U-plan structure with landscaped forecourt and  
three semicircular front porticoes. Here the architect has broken down the mass of  
what would otherwise be a bulky, outscale structure. This is accomplished by segmenting  
the facade, by adding a bold wooden cornice above the second story, by abbreviating  
the third story and setting the fourth story behind a dormered roof, and by using a  
judicious balance of Classical detailing.

48 Other contemporary apartment buildings employing similar means to achieve a more  
domestic scale include the above-mentioned Preston Court Apartments (1923) at 1600  
49 Grady Avenue and the Faculty Apartments at 203 Rugby Road (ca. 1920); the Lyndhall  
Apartments (1915) at 64 University Way; the Miramont Apartments (1916) at 39 University  
50 Circle, and the Rugby Apartments (1925) next door to Raleigh Court at 4 University  
Circle. Besides these, the District contains several other revival-style (but less  
architecturally sophisticated) apartment buildings. These include the Watson Terrace  
Apartments (1927-29) at 6 University Circle, the Jack Jouett Apartments (1928) at 68  
University Way, the University Circle Apartments (1947) at 32 University Circle, and  
the Grady Avenue Apartments (1952) at 1408-12 Grady Avenue.

Standing in three different quadrants of the District are three churches. The  
earliest, St. Paul's Episcopal at 1700 University Avenue, was designed by Eugene

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Bradbury in 1926. This large rectangular Georgian Revival brick structure with Roman Doric portico is built in a fairly dry academic style, but it sports an unusual cylindrical belfry with copper-clad dome. This belfry rises above the thick summer foliage of University Avenue, serving as a prominent local landmark. The second oldest church in the District, Westminster Presbyterian at 190 Rugby Road, is a fairly literal adaptation of the well-known Abingdon Parish Church (1755) in Gloucester County, Virginia. Built in 1939 to designs by Marshall Wells, the church features extremely fine detailing, including a pedimented entry surround of rubbed and molded brick. The latest of the three churches is the First Church of Christ, Scientist, at 1618 Gordon Avenue. Designed by Raymond Julian of New York, it is an imaginative and well-proportioned brick structure with detailing derived from classic English churches of the 18th century.

Over eighty percent of the buildings in the District are residential, being divided among single-family dwellings, apartments, rooming houses, fraternities and sororities. It is worth noting that many of these buildings have changed function over time. Of the thirty-seven fraternity houses standing in the District today, only twenty-five were built as such (of these, two post-date 1928). In contrast, twelve fraternities currently occupy buildings that were originally erected to serve as single-family dwellings. Since undergraduate women were first admitted to the University of Virginia in 1970, it is not surprising that eight of the nine sorority houses in the District have been converted from earlier dwellings. Perhaps more surprising is the fact that nine houses originally built to serve as fraternities no longer function as such, having been converted to private dwellings, apartments, commercial buildings, or in one case, a sorority house.

Of the scores of rooming and boarding houses that once stood in the District--principally along University Avenue, Elliewood Avenue, Chancellor Street and Virginia Avenue--few remain, having either been torn down or converted to other uses. Of those remaining, only Booker House, at 1709 University Avenue, continues to function as such. Operated by St. Paul's Episcopal Church since the early 1970s, this 2½-story Georgian brick building formerly belonged to Miss Betty Booker, who with her mother housed and fed students there from 1904 until her death in 1967. Most of the other rooming houses along University Avenue have disappeared, including the vast brick Queen Anne-style Chancellor-Cocke House next door at 1707 University Avenue. Operated as a boarding house by Miss Betty Cocke from 1902 until her death in 1973, it was demolished in the mid-1970s. Several smaller private dwellings in the District with long histories as boarding houses remain, however. These include 150 Chancellor Street, 101-03 Minor Court Lane, and 1505, 1515 and 1520 Virginia Avenue.

As we have seen, the Rugby Road-University Corner District contains mainly residential, commercial and university buildings. However, there are--and were--several exceptions. In the early part of this century the large brick dwelling at 127 Chancellor Street housed the Warner Wood School, and the one-story frame building at 144 Chancellor was apparently built as a public schoolhouse some time before 1907.

(See Continuation Sheet #10)

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7. DESCRIPTION -- Architectural Analysis

1907. Modern exceptions to the District's predominantly residential/university use pattern include the Gordon Avenue branch of the Jefferson-Madison Library; the Prism Coffeehouse at 214 Rugby Road, and the Martha Jefferson House, a nursing home at 1600 Gordon Avenue. Clearly, except for the commercialized area at the Corner, the District has maintained its residential and academic character over the course of the past half century.

Moreover, relatively few buildings have been erected or demolished since the 1930s. Discounting several small, undocumented buildings, only fourteen early dwellings within District boundaries have been demolished over the course of the past four decades. Equally surprising, within the twenty-block area comprising the District, only forty-one standing buildings have been erected since 1941.

57 Happily, most of these newer buildings blend reasonably well with the older structures in their neighborhoods, being of similar scale and usually making some obeisance to the Colonial or Georgian styles. A notable recent example of a building carefully designed to harmonize with its surroundings is the Kappa Kappa Gamma sorority house at 503 Rugby Road, built in 1980. As might be expected, a few intrusive buildings have sprung up in the District over the past few decades, including two modernistic fraternity houses and the four-story apartment building at 1500 Grady Avenue. But the impact of even these buildings is muted by their setbacks and the tall trees that line the District's streets. Perhaps the greatest single change to the area took place in the late 1960s with the erection of the University of Virginia's new Drama Department and School of Architecture complexes on the north side of Carr's Hill. Significantly, though, these buildings rose on largely undeveloped land, and because of their attractive landscaping, their architectural excellence (Campbell Hall was designed by Pietro Belluschi), and their compatible scale, color and texture, they can be considered positive additions to rather than negative intrusions on the fabric of the Historic District.

58,59

In summary, the Rugby Road-University Corner Historic District exhibits a strong architectural and thematic unity, despite the extensive area covered and the broad range of buildings included. Developed by and large between 1890 and 1930, it still retains the flavor of that period while continuing to function as a dynamic university-oriented neighborhood. Considering the rapid growth of the University of Virginia over the past three decades, the District has remained remarkably intact, serving as a constant physical reminder of the university's first major period of expansion.

JMO

(See Continuation Sheet #11 for Inventory)

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7. DESCRIPTION -- Inventory (continued)

CABELL AVENUE

600 Block

104-133-  
70

605: Detached dwelling. Colonial Revival. Ca. 1920s. Brick (stretcher bond); 2½ stories; hipped roof with oversized hipped-roof dormer; symmetrical 3-bay front porch; 1-story side porch, south end. Modillion cornice; paired windows; Classical entry porch with paired columns; similar side porch with turned-baluster railing. This well-designed Colonial Revival house shares features with coeval Craftsman-style houses in the District.

71

619 (Sigma Alpha Mu House): Fraternity house; built as a private dwelling. Georgian Revival. Ca. 1935. Brick (5-course American with Flemish variant); 2 stories; pyramidal roof; symmetrical 3-bay main block; 1-bay entry porch; original side porch on north end. Modillion cornice; brick jack arches; pedimented entry porch with paired Roman Doric columns. Housing a fraternity since 1972, this handsome dwelling overlooks a nicely landscaped yard.

72

627: Detached dwelling. Colonial Revival/Craftsman style. Ca. 1930 or earlier. Walls clad with unpainted stucco; 2 stories; hipped roof with small central dormer; symmetrical 3-bay front; full-length front veranda with Roman Doric posts (now screened in). Like the other houses on the west side of Cabell Avenue, this rather austere dwelling sits high above street level, being partly obscured by tall evergreens.

73

635: Detached dwelling. Colonial Revival. Early 1930s. Brick (stretcher bond); gable roof with long shed-roofed dormer; 3-bay front; original open porch on south end; simple front door hood supported by Stick-Style brackets. Smaller than other houses on this block, no. 635 features 1½-story elevations and a monitor dormer.

CARR'S HILL

also  
104-101  
104-133-  
220

No address (Carr's Hill; President's House): Detached dwelling. Georgian Revival. Ca. 1912-13. Brick (Flemish bond); 2 stories; hipped roof; symmetrical 5-bay front; monumental hexastyle pedimented front portico; 1-story porch on east side; porte-cochere on west side. Simple wooden cornice; pedimented window hoods; entry with traceried sidelights and elliptical fanlight; portico with Doric entablature and lunette in pediment; central balcony with turned-baluster railing. Built in 1912-13 to designs by Stanford White, this monumental Georgian style house commands the crest of Carr's Hill, being surrounded by park-like grounds sloping to the south, east, and west. All five University of Virginia presidents have resided here since 1913.

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## 7. DESCRIPTION -- Inventory (continued)

104-133-221  
104-121  
also No address (Buckingham Palace): Detached dwelling; built as a student lodgings. Ca. 1855-70. Brick (5-course American bond); 1 story; gable roof; 2-bay front; central chimney entry shelter provided by forward extension of roof. Corbelled brick cornice; sawtooth matchboard at gables; two-room plan; original interior detailing. A remnant of a private student-housing complex run originally by Mrs. Dabney Carr, this small cottage has housed students (except for brief periods) since at least the 1870s, and possibly as early as 1855. In the late 19th century Delta Kappa Epsilon fraternity stored its archives there and held regular meetings in the house.

104-133-222  
104-102  
also No address (Carr's Hill Dormitory; The Guest House): Built as a student dormitory. Ca. 1870. Brick (7-course American bond); 2 stories; low-pitched gable roof; symmetrical 4-bay front; central brick chimney; two-story front veranda. Corbelled mousetooth brick cornice; porch with square wood posts. This is the easternmost and last remaining segment of a row of similar dormitory units built by the university shortly after acquiring the Carr's Hill property in 1867.

104-133-223  
104-77  
also No address (Carr's Hill Dining Hall; The Cottage): Built as a kitchen and dining hall; now a private dwelling. Vernacular brick (random American bond); 1 story; flat or low-pitched roof (originally hipped roof with cross-gables); asymmetrical 5-bay east facade; modern entry porch. Built to serve as a dining hall for the Carr's Hill dormitory complex, this one-story brick building was altered and reduced in size when the President's House was erected ca. 1912.

104-133-224  
104-126  
also No address (Carriage house): Built as a carriage house; now a garage. Vernacular; Colonial Revival. Second half 19th or early 20th century. Brick (random American bond); 1 story; hipped roof; 4-bay north facade. This garage has been partially rebuilt, probably being altered from a 19th-century structure.

CARR'S HILL ROAD1800 Block

104-133-74  
1820 (Delta Kappa Epsilon House): Built as a fraternity house in 1914. Georgian Revival. Brick (Flemish bond); 2 stories; hipped roof with front pediment; symmetrical 5-bay front; 1-bay front porch; bold wooden dentil cornice; bullseye window in pediment; tetrastyle entry porch with Roman Doric columns. Set on a terrace on the side of Carrs Hill, this handsome Georgian-style structure houses the first fraternity established at the University of Virginia (in 1852).

104-133-225  
104-125  
also 1830 (Sigma Nu House): Built as a fraternity house in 1928. Georgian Revival. Brick (English bond); 2½ stories; steep hipped roof with 4 hipped front dormers; symmetrical 7-bay front; prominent interior end chimneys; partially-exposed basement on west side; semicircular 3-bay front portico. Sandstone quoins and belt line; rusticated basement entry; Ionic portico columns supporting upper deck. Built on a steep slope overlooking university playing fields to the west, this is one of the more architecturally inventive fraternity houses in the District.

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## 7. DESCRIPTION -- Inventory (continued)

CHANCELLOR STREET100 Block

\*116-18. Paved parking lot.

104-133-75  
104-133-32  
120 (St. Paul's Rectory; Hospitality House): Detached dwelling. Georgian Revival. Built 1920s. Brick (Flemish bond); 2½ stories; gable roof; 3 front gabled dormers; 3-bay main block; original 1-bay, 2-story inset wing on north end. This rather typical Georgian-style house served as the rectory of neighboring St. Paul's Episcopal Church (1700 University Avenue) until the early 1970s; now, as the "Hospitality House," it serves the UVa Hospital Auxiliary.

104-133-23  
123 (Peters-Hartman House; Chi Omega House): Built as a detached dwelling; now a sorority house. Colonial Revival/Eclectic. Ca. 1907-15. Brick (Flemish bond); 2½ stories; mansard roof; 3 shed-roofed front dormers; asymmetrical 4-bay front; 1-story, half-length veranda; projecting front ell; 3-sided bay on south end; enclosed 2-story frame porch at rear. Wooden modillion cornice; jack arches at all windows; plain water table; Roman Doric porch columns. The only house in the District with a mansard roof, this eclectic building is one of the earliest on Chancellor Street. Since 1978 it has housed Chi Omega Sorority.

104-133-24  
125 (Doswell-Mayo House): Detached dwelling. Decorated vernacular. Built 1898. Frame with weatherboarding; 2½ stories; gable and hipped roofs; 1 front gabled dormer; 3-bay front with projecting ell; 1-bay, 1-story porch set in angle of ell. Three-sided bay at front; porch with Roman Doric columns is probably an early addition. Possibly the earliest dwelling on Chancellor Street, this L-plan I-house features mock half-timbering in the gable and Eastlake-style sunburst brackets.

104-133-25  
127 (Kappa Alpha Theta House): Built as a private detached dwelling; now a sorority house. Colonial Revival. Ca. 1907-15. Brick (stretcher bond); 2½ stories; gambrel roof; 3 front dormers with segmental-archad heads; symmetrical 3-bay front; full-length front veranda with upper deck. Floor-length front windows with triple-hung sash; modillion cornice; porch columns and railings are modern replacements. This gambrel-roofed dwelling has served as a boarding house (1950s); as the Warner Wood School (early 1960s); as the Delta Upsilon Fraternity House (1966 to 1972), and since 1978 as the Kappa Alpha Theta Sorority House.

104-133-31  
128: Detached dwelling. Craftsman/Colonial Revival. Ca. 1926. Frame with wood shingles; 2½ stories; hipped roof; 1 oversized front hipped dormer; symmetrical 3-bay front; 1-bay front porch with paired Roman Doric columns and balustraded upper deck. One of only three shingle-clad dwellings in the District, this unaltered house features a 3-sided bay opening onto the upper porch deck.

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7. DESCRIPTION -- Inventory (continued)CHANCELLOR STREET (continued)100 Block (continued)

104-133-24 129 (Wood House: Delta Tau Delta House): Built as a detached dwelling; now a fraternity house. Georgian Revival. Built 1906. Brick (stretcher bond); 2½ stories; steep hipped roof with front cross-gable; symmetrical 3-bay front; 1-story front veranda. Wooden dentil cornice; Palladian window in front cross-gable; brick quoins; segmental- and flat-arched brick window heads; veranda with Roman Doric posts and projecting central bay. Perhaps the earliest house in the District displaying strong Palladian motifs, the Wood House has been occupied by three fraternities: Theta Chi in the 1920s, Phi Delta Theta between 1941 and 1963, and Delta Tau Delta from 1963 to the present.

104-133-76 \*131: Paved parking lot.

104-133-30 132 (Page House): Detached dwelling. Queen Anne/Vernacular. Built late 1890s. Frame with weatherboarding; 2½ stories; hipped and gable roofs; asymmetrical 3-bay front; projecting ell; two 3-sided bays with oversailing gables; half-length 2-story porch at rear; brick basement entered at grade at rear. Pedimented gables with decorative sheet metal sheathing; metal roof cresting; bold curvilinear roof brackets (removed at front); front porch removed. Probably built for longterm owner Frederick W. Page, senior librarian at the university, this is one of the few Queen Anne style dwellings in the District. Writer: Julien Green boarded here while a student ca. 1919-22.

104-133-15 133 (St. Anthony Hall): Fraternity house. Colonial Revival. Built 1902. Brick (5-course American bond); 2½ stories; gable roof with parapets; symmetrical 3-bay gable-end fronts; monumental tetrastyle Roman Doric porticoes on east and west fronts. Terra-cotta plaque with fraternity insignia in gable ends; fanlights over all first-floor front openings; bullseye window in each gable. Built for the Upsilon chapter of Delta Psi fraternity (est. at UVa in 1852), this was the first house in Charlottesville built specifically for a fraternity. Designed by a unknown New York architect, it originally fronted on Chancellor Street, but before 1920 was given an identical west portico to face Madison Bowl as well.

104-133-29 136 (Page-Payne House; Kappa Delta House): Detached dwelling; now a sorority house. Vernacular/Colonial Revival. Ca. 1900. Frame with weatherboarding; 2½ stories; hipped and gable roofs; 1 front hipped dormer; asymmetrical 3-bay front with projecting ell; wraparound 1-story veranda. Combining late Victorian and Colonial Revival elements, this well-maintained dwelling was a boarding house during the first half of this century. Since 1978 it has served as the Kappa Delta sorority house.

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7. DESCRIPTION -- Inventory (continued)

CHANCELLOR STREET (continued)

100 Block (continued)

104-133-28 144 (The Annex): Built as a school or dwelling; now a sorority house. Victorian Vernacular. Ca. 1900-07. Frame with weatherboarding; 1 story; gable roof with cross-gable; asymmetrical 5-bay front with projecting 2-bay end unit; 1-story, 1-bay distyle porch. Now an annex of neighboring Delta Zeta sorority house, this long low frame building served as a public school in 1907.

104-133-66 150 (Hamilton House; Delta Zeta House): Built as a dwelling and/or boarding house; now a sorority house. Georgian Revival. Ca. 1912. Brick (stretcher bond); 3½ stories; hipped roof; 2 front dormers; asymmetrical 4-bay front; 1-story, 2-bay front porch with deck. Set on a steep grade, this large four-square brick building operated as a boarding house from at least 1920 to 1970. In 1979 it was purchased and renovated by Delta Zeta sorority.

104-133-27 \*163 (Chancellor House Apartments): Apartment building. Modern Vernacular. Ca. 1965. Brick (stretcher bond) veneer; 2 stories; flat roof; 12-bay front; full-length 2-tier front porch. Largely hidden by trees, this modern apartment building replaced a large brick house built in the 1910s and occupied in the 1950s by Phi Kapp Sigma fraternity.

104-133-12 165 (Gooch House): Detached dwelling; Victorian/Colonial Revival. Ca. 1905-20. Frame with weatherboarding; 2½ stories; gable and hipped roofs; 2-bay front, including 3-sided, 2-story bay with oversailing gable roof; tetrastyle front porch with Roman Doric posts. Hidden from the street by evergreens, this house may have been built for Judge W.S. Gooch, an early resident.

104-133-11 167: Detached dwelling. Victorian/Colonial Revival. Ca. 1910-20. Brick (stretcher bond); 2½ stories; intersecting hipped roofs; hipped dormers; asymmetrical 3-bay front; 3-sided, 2-story front bay; 1-story porch with angled sides and Roman Doric posts. Now rented to students, this large brick house was occupied by Alpha Chi Rho fraternity in the 1920s.

200 Block

104-133-6 \*209: Apartment building. Vernacular. Built 1944. Concrete block with brick quoins; 2 stories; hipped roof; 3-bay front; no porch. Vaguely Georgian in form, this cheaply built student apartment house detracts from the visual ambience of the District.

104-133-5 211: Apartment building. Vernacular. Built 1950. Concrete block; 2 stories; gable roof; 6-bay front; 2-story from veranda. Spiral concrete stair to upper level of porch. Its traditional massing and veranda and its inconspicuous site minimize this modern building's impact on the neighborhood.

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7. DESCRIPTION -- Inventory (continued)

CULBRETH ROAD

104-133-  
17  
\*No address (Campbell Hall): Built to house UVa School of Architecture. Ca. 1968-70. Modernistic. Concrete, brick veneer Flemish bond and glass; 4 stories; flat parapet roof; 9-bay N facade with projecting glass bays on 2 middle levels; ribbon clerestory window on N facade; brick and concrete 2-level plaza on N facade. Designed by Rawlings and Wilson of Richmond in association with Pietro Belluschi of Boston and Kenneth DeMay of Sasaki, Dawson and DeMay, of Watertown, MA. Despite its modern design and large scale, this handsome and carefully landscaped building harmonizes with the older structures in the area.

18  
\*No address (Kimball Library): Built to house UVa fine arts library. Concrete, brick veneer Flemish bond and glass; 3 stories; flat parapet roof; 9-bay E and W facades; joins Campbell Hall to N by a plaza and enclosed bridge. Designed as part of the Campbell Hall complex, this attractive ground-hugging building does not compete for attention with the older buildings along Rugby Road.

19  
\*No address (Drama Education Building): Built to house UVa Drama Department and 2 theaters, Helms and Culbreth. Modernistic. Ca. 1974. Concrete, brick veneer and glass; 2 stories, plus stage-machinery tower; flat parapet roof; 4 asymmetrical 4-bay E facades. Designed by Rawlings, Wilson and Fraher of Richmond. Despite this building's prominent slablike tower, its combination of good design, brick cladding and remote downhill site prevent it from intruding on the older buildings in the area.

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7. DESCRIPTION -- Inventory (continued)

ELLIEWOOD AVENUE

00-99 Block

- 104-133-80\*01-~~03~~: Paved parking lot. Site of Mrs. Ellie Page's boarding house before 1950s.
- 104-133-51 3 - Eljo's, Comm. Bldg.  
05 (Heartwood Books): Built as a store. Commercial Vernacular. Ca. 1930s. Brick (stretcher bond); 1 story; basement entered at grade at rear; shed roof with parapet; 3-bay front; modern pent roof over storefront; bay window on S side. This is the only early building along Elliewood built to serve as a commercial structure.
- 104-133-50  
07: Detached dwelling; now shops and offices. Colonial Revival. Ca. 1910-20. Masonry with stucco cladding; 3 stories; hipped roof; 3-bay front; full-length 1-story front veranda. This 3-story building may have been erected to serve as a boarding house. In the mid-1970s it was renovated for use by small shops and offices catering to students.
- 104-133-48  
09 (Heartwood Antiquarian Books): Built as detached dwelling; now a store. Vernacular. Ca. 1910-20. Stucco over frame or masonry; 2 stories at front, 3 at rear; low hipped roof; 3-bay front; original porch replaced by 10-foot front extension at first-floor level. Like other early dwellings on this Elliewood, this building was converted to shops in the 1970s.
- 104-133-47  
11 (Claire's): Built as a detached dwelling; restaurant since mid-1970s, with rented quarters upstairs. Vernacular. Ca. 1915-20. Stucco over frame; brick basement; 2 stories at front, 3 at rear; low hipped roof; 2-bay front; 1-bay projection on S side; 1-bay front porch with square posts. This converted dwelling with shaded yard and enclosed front patio makes an attractive restaurant.
- 104-133-46  
12 (Flynn House): Detached dwelling; rooming house. Vernacular/Colonial Revival. Built 1917. Brick (stretcher bond); 2 stories at front, 3 at rear; hipped roof; 2-bay front; full-length front veranda with Roman Doric posts. This unaltered brick house is the last owner-occupied student rooming house in the neighborhood--and perhaps in the entire District.
- 104-133-39  
14: Paved parking lot. Formerly the site of Miss Kelly's boarding house.  
+ deck
- 104-133-40  
\*16 (Graffiti's): Built as a detached dwelling; now a restaurant. Vernacular/Neo-Colonial. Built 1947. Concrete-block walls; 2 stories; hipped roof; 3-bay front with projecting central bay-window; rubblestone chimneys; no porch. Modern patio and pergola on S and E sides. Despite its relatively recent date, this dwelling-turned-restaurant blends well with the older buildings on the street.

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7. DESCRIPTION -- Inventory (continued)

ELLIEWOOD AVENUE (continued)

00-99 Block (continued)

104.133.41 16½: Built as a detached dwelling or outbuilding; now vacant. Vernacular. Ca. 1930-50. Frame with weatherboarding; 1 story; gable roofs; 2-bay front; no porch. This small double-gabled structure, used until recently as a restaurant, stands well back from the street on a tree-shaded lot.

104.133.45 17: Detached dwelling converted in 1970s to shops and offices. Vernacular. Ca. 1910-15. Frame with weatherboarding; 2 stories; gable roof; 3-bay main block; 1-bay shed-roofed S wing; no porch. This weatherboarded house has recently been converted to shops and offices without changing its residential appearance.

104.133.44 19 (Blue Wheel Bicycle Shop): Detached dwelling converted to retail use in 1970s. Vernacular. Ca. 1920s. Frame with stucco cladding; 2 stories; gable roof; 2-bay gable-end front; full-length shed-roofed front porch. This brightly-painted stucco building has served as a shop since the 1970s.

104.133.42 20 (Lena's Dance): Detached dwelling converted to restaurant ca. 1980. Brick (6-course American bond); 2 stories; hipped roof; 3-bay front; 1-story full-length veranda with upper deck; early brick and frame wing on S side. Identical to No. 22 next door, this dwelling was probably built as speculative housing. It has recently been sympathetically converted to a restaurant. Vernacular/Colonial Revival. Ca. 1920s.

104.133.43 22 (Sir 'n Her): Detached dwelling converted to hair salon. Brick (6-course American bond); 2 stories; hipped roof; 3-bay front; 1-story full-length veranda with later sunroom above; early brick and frame wing on S side; modern 1-story frame wing on N side. Early 6-bay brick garage on property to N. Like many dwellings on this street (and its twin at No. 20), this house has recently been converted to commercial use while retaining its residential ambience. Vernacular/Colonial Revival. Ca. 1920s.

100 Block

104.133.37 + 38 \*107-115: Commercial (retail shops). Modern Vernacular. Built 1970s. Brick veneer (stretcher bond) over masonry; 1 story; flat parapet roofs (No. 115 has added false mansard); 4-bay S block; 2-bay (inset) N block with large bay window; no porches. This modern brick-clad commercial building does not contribute to the District.

(See Continuation Sheet #19)

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7. DESCRIPTION -- Inventory (continued)

FIFTEENTH STREET, NW

400 Block

104-133-81 \*410: Detached double-unit dwelling. Modern Vernacular; built 1971. Brick veneer; 1 story; gable roof; symmetrical 4-bay front; recessed porches at either end of main facade. Though not obtrusive, this modern rancher does not contribute to the District.

82 418: Detached dwelling. Vernacular. Ca. 1910-20. Frame with stucco cladding; 2½ stories; low hipped roof; 1 hipped dormer; 2-bay front; full-length front veranda with hipped roof and square posts. This rather plain house is part of a row of little-altered late 19th- and early 20th-century dwellings.

83 420: Detached dwelling. Queen Anne/Stick style. Ca. 1890-1910. Frame with weatherboards (now asbestos shingles); 2½ stories; intersecting gable roofs; symmetrical 2-bay front; 1-story, 1-bay porch with 3 square posts. With its complex massing and intersecting gable roofs, this largely unaltered house is a good example of turn-of-the-century eclecticism.

84 422: Detached dwelling. Decorated Vernacular. Ca. 1920. Frame with stucco cladding; 2 stories; gable roof with front cross-gable; 2-bay front; full-length front veranda with short tapered posts resting on piers. This otherwise plain stuccoed house is distinguished by its front cross-gable with polychromed window.

85 428: Detached dwelling. Victorian Eclectic. Ca. 1890. Frame with weatherboarding (covered with asbestos shingles) and wood shingles (in gable); 1½ stories; intersecting gable roofs; ell plan with asymmetrical 3-bay front; 1-story porch with 2 square posts. One of the earliest houses in the District, this Victorian cottage retains its original decorative gable shingles in the gable.

86 432: Detached dwelling; Victorian Eclectic. Ca. 1890. Frame with weatherboarding; (covered with asbestos shingles) and wood shinglese (in gable); 1½ stories; intersecting gable roofs; ell plan with asymmetrical 3-bay front; 1-story porch with spindle frieze. This house is identical to No. 428 next door, but its porch retains its original spindle frieze.

500 Block

87 503: Detached dwelling. Victorian Vernacular. Ca. 1910-25. Frame with weatherboarding; 2 stories; intersecting gable roofs; 2-bay front; 2-story projecting bay on S side; full-length front veranda with scrollsawn brackets. This Victorian style house with well articulated facades contributes to the visual interest of the District.

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7. DESCRIPTION -- Inventory (continued)

FIFTEENTH STREET, NW (continued)

500 Block (continued)

88 507: Detached dwelling. Bungalow/Electic. Ca. 1920-35. Brick (stretcher bond); 1 story; clipped gable roof sheathed in original decorative shingles; asymmetrical 3-bay front with projecting six-sided central bay; arcaded side porch. An architectural curiosity, this house features a large polygonal front bay with pyramidal roof, and an arcaded side porch with Tudor-style parapet.

89 \*510 (sic): Detached dwelling. Vernacular. Built 1954. Concrete block sheathed with brick and board-and-batten siding; 1 story (split level); gable roof; 2-bay lateral facades; no porch. Built near the middle of the block on a heavily-wooded lot, this small mid-20th-century house is barely visible from the street. (Although the addresses conflict, this house and the following apartment building's addresses are correct according to the City of Charlottesville.)

90 \*510-12 (sic): Apartment building. Vernacular/Neo-Colonial. Late 1970s. Brick veneer (stretcher bond) over masonry; 2 stories over raised basement; gable roof; 6-bay front; no porches. This modern apartment building conforms in scale, color and texture with the older structures in the neighborhood.

(See Continuation Sheet #21)



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## 7. DESCRIPTION -- Inventory (continued)

GORDON AVENUE1400 Block

91 1416: Detached dwelling. Craftsman style. Built 1927. Brick (stretcher bond); 2 stories; asymmetrical gable roof with clipped ends; 3-bay front with grouped windows; hipped-roofed hood over front door. This eclectic house features asymmetrical massing, clipped gables and boldly projecting eaves.

1500 Block

92 \*1500 (Gordon Avenue Library): Public library. Built 1965-66. Brick (Flemish bond); 1 main story, plus basement; hipped roof; asymmetrical 5-bay front; arcaded brick portico. Russell Bailey of Charlottesville, architect. This split-level brick building was designed to blend into the neighborhood. The arcaded front portico is based on mid-18th-century Virginia prototypes.

93 1501: Detached dwelling. Colonial Revival. Built 1920s. Brick (stretcher bond); 2 stories; gable roof; asymmetrical 3-bay front; small entry porch with paired colonnettes. The facade of this Colonial Revival house is enlivened by contrasting windows and a curved-roof entry porch.

94 1503: Detached dwelling. Craftsman/Colonial Revival. Built 1920s. Brick (random American bond); 2 stories; hipped roof; oversized front dormer; 2-bay front; full-length front veranda with Roman Doric posts. This typical four-square Colonial Revival house features projecting eaves at dormer porch and main roof.

95 1525: Detached dwelling. English Vernacular Revival. Built 1920s. Brick (stretcher bond); 2 stories; intersecting hipped and clipped-gable roofs; 2 hipped dormers; asymmetrical 3-bay front; recessed 1-bay porch. This dwelling's dramatically sloping front gable with arched entry recalls English vernacular forms.

96 1535: Detached dwelling. Colonial Revival/Bungalow. Ca. 1920s. Brick (stretcher bond); 1½ stories; basement garage at rear; gable roof; 1 front hipped dormer; ell plan with 3 front bays; projecting vestibule in angle of ell; distyle porch; side (S) porch covered by main roof. Original brick wall surrounds front yard. This interesting house features an ell plan with a projecting vestibule and arched entry shelter.

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## 7. DESCRIPTION -- Inventory (continued)

### GORDON AVENUE (continued)

#### 1600 Block

97 1600 (Ackley; Martha Jefferson Sanitorium): Built as a detached dwelling; now a nursing home. Georgian Revival. Built ca. 1920-21; remodeled and enlarged 1956. Brick (Flemish bond); 2½ stories; gable roofs; 3 front dormers; 9-bay front (5-bay main block); inset, lower 2-story wings. Monumental wooden entry surround with swan's-neck pediment; Palladian window in E wing; stone belt line. A large brick parapet-roofed wing extends to the S and E. Leonidas Pope Wheat of Washington, DC, original architect. Built ca. 1920, this impressive Georgian house was remodeled and enlarged in 1956, and now serves as a retirement home.

104-133-226 1602 (Dabney-Thompson House): Detached dwelling; now used partly for offices. Eclectic Victorian. Built 1894. Frame with weatherboarding; 2 stories; hipped and gable roofs; asymmetrical 3-bay front; projecting 3-sided, 2-story bays on N front and E side; hipped-roofed wraparound veranda. Eastlake-style ornament in gables; "sunburst" roof brackets; metal roof cresting; dentil porch cornice; geometric window sash; metal fishscale shingles in gables. A fine, largely unaltered example of late 19th-century eclecticism, this house was built for UVa. history professor and author Richard Heath Dabney, who lived there with his family until 1907. His son, noted historian Virginus Dabney, was born in the house in 1901.

98 1605: Detached dwelling. Vernacular/Craftsman. Ca. 1910-25. Frame with weatherboarding; 2½ stories; hipped roof; oversized hipped front dormer; symmetrical 3-bay front; distyle front porch with square posts; 2-story side (N) porch. The porches of this unaltered house show the influence of local 19th-century construction practices.

99 \*1609: Apartment building. Neo-Colonial Vernacular. Built 1963. Brick (stretcher bond) veneer; 2 stories; gable roof; asymmetrical 5-bay front; no porches. This modern apartment building maintains the scale of the District, but does not contribute to its visual appeal.

100 \*1618 (First Church of Christ, Scientist): Church. Georgian Revival. Built 1958-59. Brick-veneer walls (Flemish bond, painted); 1 story; full basement; hipped roof over main sanctuary, gable roof over vestibule; 1-bay front and 7-bay lateral facades; recessed main entry with segmental opening; square-plan belfry with spire. Composite pilasters on front facade; round-headed blind arches with rectangular windows on lateral facades; brick quoins; ribbed, metal-clad spire. Raymond Julian of New York, architect. Employing an 18th-century English architectural vocabulary, this handsomely-detailed church is a visual asset to the District.

101 1621 (Maranatha Christian Center): Built as a detached dwelling; now a religious community house. Colonial Revival. Ca. 1930-40. Brick (stretcher bond); 2 stories; gable roof; asymmetrical 4-bay front; distyle front porch with pediment pierced by elliptical arch. Occupying a shaded corner lot, this Colonial style house blends well with the older dwellings in the neighborhood.

(See Continuation Sheet #23)

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7. DESCRIPTION -- Inventory (continued)

GORDON AVENUE (continued)

1700 Block

-102- 1701: Detached dwelling. Queen Anne. Frame or masonry veneered in brick; 2½ stories; intersecting gable and hipped roofs; asymmetrical 4-bay front; 3-sided front entry bay; 1-story rear porch with spindle frieze. This well-articulated Queen Anne house was apparently enlarged and brick-veneered at an early date.

-103- 1702 (Wood-Bidgood House; Phi Sigma Kappa House): Detached dwelling; now a fraternity house. Queen Anne. Built 1891; remodeled ca. 1910. Frame with stucco cladding; 2½ stories; intersecting gable and hipped roofs; asymmetrical 3-bay front; 1-bay porches on both N and E facades. E gable pierced by round arch; square posts on porches. Zeta Beta Tau fraternity occupied this Queen Anne style house ca. 1952-58; since then it has housed Phi Sigma Kappa fraternity.

-104- \*1705: Detached dwelling. Vernacular/Neo-Colonial. Ca. 1930-45. Frame-clad with weatherboarding and brick; 2 stories; gable roof; asymmetrical 3-bay front; 1-story side porch (screened). This plain Neo-Colonial house with brick first floor and weatherboarded upper story is too recent to be considered a contributing member of the District.

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7. DESCRIPTION -- Inventory (continued)

GRADY AVENUE

1400 Block

-105 \*1408-12 (Grady Avenue Apartments): Apartment building. Vernacular. Built 1952. Walls clad in stucco; 2 stories; hipped roof; U plan with landscaped forecourt; 13-bay front (7-bay central block); no porches. This large, U-plan stucco-clad apartment building blends reasonably well with the older buildings in the neighborhood.

1500 Block

-106 1500: Apartment building. Modern Vernacular. Ca. 1965-66. Brick (stretcher bond), glass and enameled sheetmetal sheathing; 4 stories; flat roof; 10-bay E front; 2 sets of vertical balconies on E facade. This large, boxy 1960s apartment building is perhaps the most intrusive single structure in the District.

-107 1508 (Macon Hall; Tau Kappa Epsilon House): Built as a detached dwelling; now a fraternity house. Georgian Revival. Ca. 1925-30. Brick (stretcher bond); 2½ stories; gable roof; 3 pedimented front dormers; symmetrical 5-bay front; 1-bay tetrastyle porch with balustraded upper deck. Corinthian porch columns; entry with traceried elliptical fanlight. Built for long-time owner L.S. Macon, this refined Georgian Revival house has been occupied by Tau Kappa Epsilon fraternity since 1965.

1600 Block

104-133-227 1600 (Preston Court Apartments): Apartment building. Classical Revival. Ca. 1923-28. Brick (Flemish bond) and cast stone cladding; 3 stories; hipped roof; U plan with rear court; 13-bay S front; 2-story hexastyle portico on each of the main facades (W, S and E). Quoins, jack arches, decorative panels and Composite columns all formed of cast stone; third story windows set above belt line; French doors opening onto balconies; 3 main entries, each surmounted by oversized round-arched window. The largest apartment building in the District, this U-plan Classical Revival structure was designed by UVa architecture professor Stanislaw Makielski.

-108 1601: Detached dwelling. Colonial Revival/Craftsman. Ca. 1900-20. Brick (painted); 2½ stories; hipped roof; 1 oversized hipped dormer on E and W (side) facades; 2-bay front; large pyramidal-base E chimney; pedimented distyle front porch with Roman Doric posts. This foursquare brick house occupies a corner lot thickly planted with shrubbery.

-109 1603 (Alpha Delta Pi House): Built as a detached dwelling; now a sorority house. Colonial Revival/Craftsman. Ca. 1900-20. Brick (6-course American bond); 2½ stories; hipped roof; with oversized side dormers; 2-bay front; distyle pedimented front porch. Almost identical to No. 1601 next door, this unaltered Colonial Revival house was recently purchased by the Alpha Delta Pi sorority to serve as their chapter house.

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7. DESCRIPTION -- Inventory (continued)

GRADY AVENUE (continued)

1700 Block

-110 1703 (Sigma Alpha Epsilon House): Fraternity house. Colonial Revival. Ca. 1930. Brick (stretcher bond); 1½ and 2½ stories; gable roofs; 2 pedimented front dormers on main block; 5-bay front (3-bay main block); original inset 1½-story flanking wings; small distyle front porch with pierced pediment and blind fanlight. This Colonial Revival house was built around 1930 for Sigma Alpha Epsilon fraternity, whose Virginia Omicron chapter was founded at UVa in 1858.

-111 \*1707 (Alpha Epsilon Pi House): Modern Vernacular. Built 1929; remodeled and enlarged 1962. Brick (stretcher bond) cladding; 1 and 2 stories; low-pitched gable roofs; asymmetrical 6-bay N front. Vertical ribbon windows with enameled metal panels. The core of this building was a 1929 Christian Science church which Alpha Epsilon Pi acquired in 1962, remodeling and enlarging to its present form.

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7. DESCRIPTION -- Inventory (continued)

LAMBETH LANE

1800 Block

-112  
\*1801: Apartment building. Modern. Built 1971. Reinforced concrete partly sheathed with brick and board-and-batten siding; 3 stories (bottom floor for parking and service facilities); flat roof; 4-bay front; 4 front balconies with canted walls. Despite its nontraditional form, this well-designed cantilevered building harmonizes rather well with its surroundings.

-113  
1811 (Theta Delta Chi House): Fraternity house. Jeffersonian Revival. Ca. 1915. Brick (Flemish bond); 2 stories; hipped roof (covered with red pantiles); symmetrical 5-bay front; U plan; 2-story tetrastyle Roman Doric front portico with pedimented roof. Punched-dentil wooden cornice; pedimented window hoods; balcony over front door. Dr. William A. Lambeth may have designed this house, which he built on speculation ca. 1915. He sold it shortly afterwards to Theta Delta Chi fraternity, which continues to occupy it.

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7. DESCRIPTION -- Inventory (continued)

MADISON LANE

100 Block

104-133-20 128 (St. Peter's Society Hall): Fraternity house since 1913. Georgian Revival. Built ca. 1900-07; enlarged 1920s. Brick (Flemish bond on addition; 6-course American on original unit); 2 and 2½ stories; gable roofs; 3-bay main block and 2-bay S addition; 2-story tetrastyle porch with pedimented roof on original unit. The original function of St. Peter's Hall is uncertain. Phi Gamma Delta, the present occupant, bought it in 1913, adding the S wing in the 1920s.

104-133-19 130 (St. Elmo's Hall): Fraternity house. Georgian Revival. Ca. 1912-13. Brick (7-course American bond); 2½ stories; hipped roof with deck; 3 round-headed front dormers; symmetrical 5-bay front; 2-story, 3-bay tetrastyle front portico with upper deck. Roman Doric columns; elaborate cast-stone jack arches; balcony over main entry. One of the earliest of Charlottesville's fraternity houses, this inventively-detailed Georgian building has housed Delta Phi since 1913.

104-133-8 \*135: Apartment building. Modern Vernacular. Ca. 1960s. Masonry sheathed with brick veneer; 2 stories; gable roof; 9-bay front; 2-story veranda. Its street number notwithstanding, this motel-like apartment building is located at the N end of Madison Lane, way from the main row of fraternity houses.

104-133-18 136 (Zeta Tau Alpha House): Built as a detached dwelling or boarding house; now a sorority house. Colonial Revival. Ca. 1907-20. Brick (stretcher bond); 2½ stories; hipped roof; 3-bay front; oversize monitor dormers added 1982-83; no porch. This building functioned as one of Miss Mary Minor Lewis's two popular boarding houses between the 1920s and 1940s. In 1982 Zeta Tau Alpha sorority purchased it, adding the present oversized and incompatible monitor dormers.

104-133-17 138 (Delta Gamma House): Built as a detached dwelling or boarding house; now a sorority house. Colonial Revival. Brick (stretcher bond); 2½ stories; hipped roof; 1 oversized front hipped dormer; symmetrical 3-bay front; no porch. Pedimented entry surround; tall arched central window; dentil cornice; segmental and flat arches at windows. Located in the middle of fraternity row, this Colonial Revival building was run as a boarding house for many years by Miss Mary Minor Lewis. Delta Gamma sorority purchased it in 1981.

104-133-16 150 (Sigma Phi Epsilon House): Fraternity house. Georgian Revival. Built 1925. Brick (5-course American with Flemish variant); 3 stories; low hipped roof; symmetrical 5-bay front; 2-story, 3-bay tetrastyle portico with upper deck. Built in 1925 for Sigma Phi Epsilon fraternity, this squarish brick house features a monumental portico and an abbreviated third story set above a heavy entablature.

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7. DESCRIPTION -- Inventory (continued)

MADISON LANE (continued)

100 Block (continued)

104-133-13 158: Detached dwelling. Colonial Revival. Ca. 1900-20. Brick (7-course American bond); 2½ stories; hipped roof; oversized hipped front dormer; symmetrical 3-bay front; full-length 2-story hexastyle portico (a later addition). This rather plain brick dwelling may have been built originally as a boarding house.

104-133-10 159 (Phi Kappa Psi House): Fraternity house. Georgian Revival. Built 1928. Brick (Flemish bond) and cast stone; 2½ stories; full raised basement; hipped roof; 2 oversized front dormers flanking pedimented portico; symmetrical 5-bay front; 2-story tetrastyle Roman Doric portico with pedimented roof; small original wing on W side. Central 3 bays clad in rusticated cast stone; French doors with fanlights; bold wooden entablature. One of the more elaborate UVA fraternity houses, Phi Kappa Psi is the only one facing Madison Bowl at its N end.

104-133-14 160 (Phi Kappa Sigma House): Fraternity house. Classical Revival. Built 1911; burned and rebuilt 1921-22. Masonry with unpainted stucco cladding; 2 stories; pedimented gable roofs covered with pantiles; symmetrical 5-bay front; U plan; 2-story, 3-bay tetrastyle Doric portico with pedimented roof. Unadorned rectangular 6-over-6 sash windows; all roof terminations pedimented; bold wooden Doric entablature at roof line; complex rear elevation. Stanislaw Makielski, architect. Providing an interesting contrast to its brick-clad Georgian-style neighbors, this stuccoed building is the only UVA fraternity house designed in a strictly Classical mode.

104-133-9 165: Detached dwelling. Colonial Revival. Ca. 1920. Brick (stretcher bond); 2½ stories; hipped roof; oversized front hipped dormer; asymmetrical 3-bay front; no porches. Segmental window arches; elliptical fanlight over entry. Located in a shaded yard north of Madison Bowl, this Colonial Revival house features a distinctive asymmetrical front.

\*165: Attached dwelling. Vernacular. Ca. 1940-55. Concrete block; 1 story; gable roof; asymmetrical 3-bay front; no porch. This small 1- or 2-room house was built as an addition to No. 165.

104-133-7 167: Detached dwelling. Colonial Revival. Ca. 1920s. Brick (stretcher bond); 2½ stories; hipped roof; front hipped dormer; asymmetrical 3-bay front; 1-story, 2-bay hipped-roofed porch. Standing at the end of Madison Lane overlooking the railroad tracks, this foursquare brick house has probably been used as student rental property for most of its history.

(See Continuation Sheet #29)



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7. DESCRIPTION -- Inventory (continued)

MINOR COURT LANE

100 Block

104-133-114  
101-03 (Minor-Todd House): Built as a detached dwelling; now has storefronts on main floor. Queen Anne. Built 1896. Brick (5- and 6-course American bond); 2½ stories; hipped roof with cross-gables; 7-bay E facade; no porch remaining; storefronts on E facade. Operated as a boarding house in the early part of this century; this Queen Anne-style dwelling originally stood at the center of a large yard facing University Avenue. It is now joined to the rear of a 1920s commercial building, surrounded by paved parking lots on the N, E and W.

(See Continuation Sheet #30)

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7. DESCRIPTION -- Inventory (continued)

PRESTON PLACE

600 Block

104-133-115 600 (Theta Chi House): Fraternity house; built as a private dwelling. Georgian Revival. Ca. 1925. Brick (5-course American bond with Flemish variant); 2½ stories; hipped roof; single oversized pedimented front dormer; symmetrical 3-bay front; distyle pedimented front entry shelter; modern 1-story wing on S end. Wooden cornice with dentils and modillions; 12-over-12 sash windows; bold Roman Doric frieze on front porch. This handsome Georgian house exhibits fine detailing and an unusual front entry porch.

104-133-228 605 (Wyndhurst): Detached dwelling; built as a farmhouse. Vernacular. Ca. 1857. Frame with weatherboarding; 2 stories; low hipped roof; symmetrical 3-bay front; two interior brick chimneys; raised brick basement; tetrastyle 1-story front porch; later additions at rear and E side. Double-pile, central passage plan. Built as the main dwelling on a large farm, this is one of the two earliest buildings in the District. It served as a student boarding house between ca. 1930 and 1970.

116 608 (Sigma Chi Fraternity House): Fraternity house. Georgian Revival. Ca. 1920-35. Brick (5-course American bond with Flemish variant); 2½ stories; hipped roof; 2 pedimented front dormers; symmetrical 3-bay main block; 1-bay front porch; original 2-story frame wing on S end consisting of a sunroom above a loggia. Eyebrow-roofed entry porch with paired Roman Doric columns; tall windows with jack arches and paneled bibbs; dormers with round-headed sash; projecting eaves with dentil cornice. Built as a fraternity house, this unusual Georgian dwelling incorporates elements of the English Vernacular Revival.

104-133-229 611 (Wyndhurst Servants' Quarters): Built as quarters or service building; now a private dwelling. Vernacular. Ca. 1850s; possibly earlier. Frame with board-and-batten siding; 1½ stories; gable roof; 2 (added) front dormers; 3-bay main front (originally 2 bays); full-length shed-roofed front veranda; original central brick chimney. Heavily altered (particularly on the interior), this was originally a servants' quarters and/or detached kitchen serving the main farmhouse at Wyndham (No. 605).

117 612: Detached dwelling. Georgian Revival. Ca. 1925-35. Brick (stretcher bond); gable roof; 3-bay front; 4 interior end chimneys; distyle front entry porch. Entry features traceried sidelights and fanlight; porch pediment is pierced by elliptical arch; attic lunette lights each gable. This attractive Georgian-style house occupies a corner lot, having a large landscaped side yard to the north.

118 615-19: Detached dwelling with added apartment wing. Neo-Colonial Revival. Built 1929 and 1939. Brick (stretcher bond); gable roof; 3 front dormers; 3-bay main block; added 1-story rear brick wing. This unusual Neo-Colonial house features true 1½-story elevations with dormers set partly below the roof line.

(See Continuation Sheet #31)

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7. DESCRIPTION -- Inventory (continued)

PRESTON PLACE (continued)

600 Block (continued)

-119 620: Detached dwelling. Mediterranean/Georgian Revival. Built 1923. Masonry covered with stucco; 2 stories; low hipped roof; symmetrical 2-bay front; end chimneys; inset 2-story wing on W side. The white stucco cladding and clean lines of this vaguely Italian-style house provide an interesting foil for the more traditional Colonial-style dwellings in the neighborhood.

-120 \*No address (just N of 620 Preston Place): Garages and storage facilities. Vernacular. Built ca. 1920-40. Masonry faced with rubblestone; 1 story; nearly flat shed roofs; numerous irregularly-spaced garage bays. This long zigzagging string of rock-faced garage and storage units is set well back from the street, exerting relatively little visual impact on the neighborhood.

-121 622: Detached dwelling. Georgian Revival. Ca. 1920-35. Frame or masonry with stucco cladding; 2 stories; low hipped roof; symmetrical 5-bay front; This stucco-clad Neo-Georgian house adds visual variety to the neighborhood.

-122 624: Detached dwelling. Craftsman style. Ca. 1920-35. Frame or masonry with stucco cladding; 1½ stories; gable roof with long central shed-roofed dormer; 1-story distyle front porch. Set on a tall basement, this interesting dwelling features a long shed dormer opening onto a deck above the front porch.

-123 \*626: Detached dwelling. Neo Colonial. Built 1946. Concrete block; 2 stories; low-pitched gable roof; asymmetrical 4-bay front; cantilivered upper veranda with Chinese trellis railing. Not old enough to qualify for historic status, this Neo Colonial house is nevertheless a handsome and compatible addition to the neighborhood.

-124 630: Detached dwelling. Craftsman/Shingle styles. Built 1922. Frame with wood shingles; 1½ stories; gable roof; central shed-roofed dormer; asymmetrical 4-bay front. Door hood formed by cross-gable pierced by pointed arch; full-length front deck is supported by tall rubblestone piers. Set well back from the street on a wooded lot, this picturesque house combines elements of several early-20th-century styles.

-125 632: Detached dwelling. Georgian Revival. Built Ca. 1932. Brick (stretcher bond); 2 stories; gable roof; 3-bay main block; original 1-story, 1-bay wing on N. end. This typical Georgian-style house blends well with the other dwelling on Preston Place.

-126 \*635: Detached dwelling. Neo Colonial. Ca. 1936. Frame with weatherboarding; 1½ and 2 stories; gable and cross-gable roofs; 2 front dormers; asymmetrical 4-bay front; 2 large brick chimney; shed-roofed side porches. Inset dormer; 3-sided front bay; grouped windows; aedicule front door fram. Distinguished by

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7. DESCRIPTION -- Inventory (continued)

PRESTON PLACE (continued)

600 Block (continued)

its complex massing, this attractive Colonial style house contributes visually to the District, though it is not old enough to qualify for "historic" status.

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7. DESCRIPTION --Inventory (continued)

RUGBY ROAD

also 104-133-237  
109 (Fayerweather Hall): Built as a gymnasium; now classrooms. Neo-Classical Revival. Built 1893-94. Brick (stretcher bond); 2 stories above grade-level basement; pedimented gable roofs; 3-bay front; 2-story octastyle Corinthian portico. Rusticated ground story; molded terra cotta trim; masonry columns; wooden entablatures and pediments; grouped, round-arched and circular windows. Carpenter and Peebles of Norfolk, architects. An unusually handsome example of the Neo-Classical Revival, Fayerweather Hall now houses UVA's Department of Fine Arts.

-127  
\*No address (Fayerweather Hall Annex): Educational building. Ca. 1960-70. Steel frame sheathed with corrugated sheet metal; 1 story; low gable roof; 7-bay ribbon window at gable end front; no porch. Painted rust red in order to blend with its surroundings, this inconspicuous building provides additional space for UVA's Department of Fine Arts.

104-133-230  
104-67  
also  
110-58 (Madison Bowl): Athletic playing field. Landscaped ca. 1894-1920. Sunken, 2-acre playing field 15 feet below street level. This property has served as a playing field since about the time Fayerweather Hall was constructed. Before 1930 it held tennis courts, but now is used for UVA intramural sports.

104-133-231  
104-94  
also  
155 (Bayly Museum): Erected as an art museum. Neo-Classical Revival. Built 1935. Brick (Flemish bond); 2 stories over full basement; hipped roof; 5-bay front; monumental pedimented portico with Palladian-arch motif. Caststone and white marble trim; wooden entablature; inscription over main entry. Edmund S. Campbell, architect. This refined Neo-Classical building continues to function as Charlottesville's only art museum.

-128  
160: Graveled parking lot. On sloping site partly landscaped with shrubbery.

-129  
161 (Chi Phi House): Fraternity house. Georgian Revival. Built 1922. Brick (Flemish bond); 3 stories; hipped roof; symmetrical 5-bay front, main block; two-story, 3-bay tetrastyle portico with Composite columns; 2-story, 3-bay W wing. Mousetooth brick cornice; wooden modillion cornice separating second and third stories; Greek Revival-style main-floor window lintels. Eugene Bradbury, architect. The last of the three fraternity houses forming Warren Manning's Ruby Road fraternity quadrangle, this strongly Classical building echoes the lines of the 1910 Kappa Sigma House at the opposite end of the court.

-130  
163 (Sigma Phi House): Fraternity house. Georgian Revival. Built 1911. Brick (Flemish bond); 2½ stories; gable roof with end parapets; encircling parapets on wing roofs; large central dormer with pedimented segmental-arch roof, flanked

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7. DESCRIPTION -- Inventory (continued)

RUGBY ROAD

by standard-size pedimented dormers with round-arched heads; 9-bay front (5-bay main block); semicircular 2-story front portico enclosing a semicircular brick first-floor vestibule; slightly differing inset, 2-story flanking wings. Brick quoins; belt courses of upright stretchers; arched recesses on first floor containing Palladian windows; arcaded loggia at ground floor of Swing. Among the largest and most elaborate of Uva's chapter houses, this building stands at the center of the District's only planned fraternity quadrangle. Erected for the Delta Tau Delta fraternity in 1911, beginning in 1946 it housed the Serpentine Club, a student group that joined Sigma Phi national fraternity in 1953.

104-133-4  
164 (Peyton House): Built as a detached dwelling; now university offices. Colonial Revival/Queen Anne. Ca. 1908-20. Frame with weatherboarding (covered with asbestos shingles); 2 stories; intersecting hipped and gable roofs; staggered 5-bay front; 3-sided, 2-story bay on N side; 1-bay distyle front porch; added 1-story wing on S side. Varied-sized front windows with geometric sash; chamfered porch posts; original interior detailing. Two mid-20th-century outbuildings (noncontributing). One of the few early frame dwellings on Rugby Road, this largely unaltered former boarding house now serves as UVA offices.

-131  
(sic)  
165 (McCormack Hall; Kappa Sigma House): Fraternity house. Georgian Revival. Built 1910-11. Brick (3-course American bond with Flemish variant); 3 stories; hipped roof; symmetrical 5-bay front; 2-story, 3-bay tetrastyle portico with upper deck. Composite columns; brick quoins; broad wooden entablature dividing second and third stories; cartouche-and-garland cast-stone panels above front windows. Situated at the N end of Warren Manning's fraternity quadrangle, the Kappa Sigma House provided a model for the similar Chi Phi house erected opposite it ten years later. It is named McCormack Hall for the man who established the UVA Kappa Sigma Chapter in 1869.

-132  
169 (Zeta Psi House): Fraternity house. Jeffersonian Revival. Built 1926. Brick (Flemish bond); 2 stories; intersecting hipped roofs (covered with standing-seam metal); symmetrical 7-bay front; cruciform plan with semi-octagonal 1-story wings at sides and rear; tetrastyle Roman Doric front portico with pedimented roof. Broad Doric entablature dividing lower and upper stories; triple-hung-sash windows with Chinese lattice guards; pedimented main entry; round windows at sides of projecting front pavilion. Louis Vorhees (in collaboration with Fiske Kimball), architect. Based on Thomas Jefferson's original (1780s) version of Monticello, this fraternity house features a cruciform plan with semi-octagonal side and rear wings. Costing \$40,000 to build in 1926, it was by far the most expensive of UVA's pre-World War II fraternity houses.

104-133-3  
\*170 (Madison House): Community house and offices. Neo Colonial Vernacular. Built 1974-75. Brick veneer (stretcher bond); 2½ stories; gable roof; 3 hipped dormers on N and S. sides; 3-bay gable-end front; 1-story tetrastyle porch with

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7. DESCRIPTION -- Inventory (continued)

RUGBY ROAD

upper deck. This rather plain Neo Colonial community house is a relatively inconspicuous modern addition to the neighborhood.

104-133-2  
180 (Beta Theta Pi House): Fraternity house. Georgian Revival. Built 1929. Brick (Flemish Bond); 2½ stories; gable roof; 2 front hipped dormers; 5-bay front; slightly-projecting central bay with pediment; no porch. Brick quoins; brick and frame cornice; bold wooden entry surround with 4 pilasters supporting Classical entablature. Stanislaw Makielski, architect. One of the few fraternity houses of its era without a portico, the Beta House follows a more purely Georgian domestic design.

104-133-1  
No address (Beta Bridge): Railroad overpass. Decorated Vernacular. Ca. 1925-35. Cast concrete; arched opening; parapet railing with 5-foot-high obelisks (topped with metal urns) at each end. Named after the Beta Theta Pi fraternity house, located just southeast, this Chesapeake & Ohio railroad overpass has been famous since the early 1960s as a student graffiti board, being repainted several times each month.

-133  
190 (Westminster Presbyterian Church): Church. Virginia Colonial. Built 1939. Brick (Flemish bond); 1 story; basement entered at grade at rear; pedimented gable roofs; 1-bay front; cruciform plan; no porch. Wooden modillion cornices; pedimented, rubbed-brick frontispiece; round-arched window heads. Colonial-style brick wall at front property line. Three-story brick Colonial-style classroom building to rear (E) of church (built ca. 1950-51), connected to it by a brick arcade. Church and later classroom building designed by Marshall Wells, architect. Modeled on Abingdon Anglican Church (1755) in Gloucester County, Virginia, this handsomely proportioned and detailed church is an important Rugby Road landmark.

200 Block

104-133-232  
104-166  
also  
203 (Faculty Apartments): Apartment building. Georgian Revival. Ca. 1920. Brick (5-course American bond); 3 stories; hipped roof; 13-bay front, with projecting 7-bay pavilion 2-story tetrastyle Ionic portico. Masonry columns; wooden entablature dividing second and third stories. Edmund S. Campbell, architect. Altered from an uncompleted athletic clubhouse ca. 1920, this impressive building continues to serve as housing for UVa faculty members.

-134  
\*210 (Westminster Church Social Hall): Church social hall. Neo Georgian. Ca. 1958. Brick (Flemish bond); 1-story; split-level basement; hipped roof with cross-gable at n end; asymmetrical 8-bay front; 1-bay front porch with paired posts and pedimented roof. Round window in cross-gable; second pedimented

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7. DESCRIPTION -- Inventory (continued)

RUGBY ROAD

200 Block (continued)

entry at N end of W front. Johnson, Craven and Gibson of Charlottesville, architects. Connected to Westminster Church by a covered walkway, this rather austere Neo Georgian building harmonizes with the architecture of the church without calling attention to itself.

-135  
214 (Prism Coffeehouse): Built as detached dwelling; now a community coffee-house. Eclectic/Vernacular. Ca. 1900-15. Brick (6-course American bond with Flemish variant on front); 2½ stories; hipped roof; 1 front oversized hipped dormer; asymmetrical 3-bay front; 3-sided, 2-story projecting front bay; 1-story side porch, now screened. Segmental arches over openings; rounded hood over front door. Characterized by its highly articulated facades, this early brick house has served as a nonprofit community coffeehouse since the 1960s.

500 Block

-136  
500 (Alpha Tau Omega House): Fraternity House. Colonial Revival. Built 1915. Brick (English bond); 2½ stories; gambrel roof with b-lustrated deck; 3 pedimented front dormers; 3-bay front; side porch with Roman Doric posts. Wooden modillion cornice; round-headed dormer windows; decorative false brick arches over French doors; pedimented entry surround. Built in 1915 for Alpha Tau Omega fraternity, this finely-detailed house is reminiscent of mid-Atlantic, rather than Virginia colonial architecture.

-137  
\*503 (Kappa Kappa Gamma House): Sorority house. Modern. Built 1979-80. Concrete block with brick veneer (stretcher bond); gable roof; shed-roofed monitor dormer at rear; asymmetrical 5-bay front; recessed front and S side porches; S side balconies. Johnson, Craven and Gibson of Charlottesville, architects. Although designed in a thoroughly modern idiom, this split-level sorority house admirably maintains the scale, texture and color of the older buildings in the neighborhood.

-138  
504 (Phi Lambda Phi House): Built as a detached dwelling; now a fraternity house. Colonial Revival. Ca. 1915. Brick (stretcher bond); 2½ stories; hipped roof; 1 oversized gable dormer on each roof plane; symmetrical 3-bay front; full-length front veranda with Roman Doric posts. French doors; grouped windows. This large and rather plain Colonial Revival brick house served as student apartments before being purchased by Pi Lambda Phi fraternity in 1969.

-139  
506 (Garden Court Apartments): Apartment complex. Mediterranean/Spanish Colonial. Ca. 1925. Masonry clad in textured stucco; 1-story; parapet roof; shed-roofed porches covered in red pantiles; 4-bay E unit; U plan with front courtyard. Mock arched porches; ramped-lintel parapets; windows with geometric sash. Unique in Charlottesville, this unaltered Mediterranean-style apartment



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7. DESCRIPTION -- Inventory (continued)

RUGBY ROAD

500 Block (continued)

complex features pink-stuccoed walls and a grassy courtyard.

-140  
510 (Pi Kappa Phi House): Built as a detached dwelling; now a fraternity house. Colonial Revival. Ca. 1920. Brick (painted); 2½ stories; hipped roof with 1 oversized hipped dormer per slope; 3-bay front; 1-story full-length front veranda with low hipped roof and brick piers. Occupying the corner of Rugby Road and Grady Avenue, this large Colonial Revival structure has housed the Pi Kappa Phi fraternity since 1961.

-141  
513 (Founders' National Memorial Hall of Pi Kappa Alpha Fraternity): Fraternity house. Georgian Revival. Ca. 1913-15. Brick (stretcher bond); 2½ stories; (3½ st rear); gable roof; 3 front dormers; symmetrical 5-bay front; 1-story, 2-bay porch at N end. Brick belt course; bold wooden modillion cornice; front entry shelter with Roman Doric columns and pilasters. This handsome Neo Georgian dwelling was built around 1913 for the local chapter of Pi Kappa Alpha national fraternity, which was founded at UVa in 1868.

-142  
\*515 (Phi Epsilon Pi House): Fraternity house. Modern. Built 1958. Concrete block sheathed with plaster and brick; 2 stories; low gable roof; 3-bay front; 2-story full-length veranda recessed beneath main roof. The stark lines and color of this modern fraternity house do not conform to those of the older buildings in the historic district.

-143  
517 (Delta Sigma Phi House): Built as a detached dwelling; now a fraternity house. Colonial Revival. Ca. 1910. Frame with wood-shingle cladding; 2½ stories; hipped roof with 1 front hipped dormer; symmetrical 3-bay front; 2-story, 3-sided by on S end; 1-bay distyle front porch with Roman Doric posts. Latticed casement windows in dormer; entry with traceried sidelights and elliptical fanlight. This unaltered shingle-clad house has been occupied by Delta Sigma Phi fraternity since 1964.

600 Block

-144  
600 (Tilman House; Kappa Alpha House): Built as a detached dwelling; now a fraternity house. Georgian Revival. Ca. 1925. Brick (Stretcher bond); gable roof with 3 pedimented front dormers; symmetrical 3-bay front; distyle entry porch with pediment pierced by arch. The home of Charlottesville merchant J. D. Tilman for over thirty years, this standard Georgian style dwelling has housed the Lambda chapter of Kappa Alpha fraternity since ca. 1961.

(See Continuation Sheet #37)

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7. DESCRIPTION -- Inventory (continued)

SEVENTEENTH STREET, NW

400 Block

-145 416: Detached dwelling. Bungalow/Craftsman. Ca. 1925. Frame with weatherboarding and wooden shingles; 1 story; gable roof; 2-bay gable-end front; full-length front veranda with 4 square posts. Much deeper than it is wide, this bungalow features a lateral cross-gable providing light to the attic.

-146 418: Detached dwelling. Bungalow/Craftsman. Ca. 1920s. Frame with wood shingle and stucco cladding; 1 story; gable roof; 2-bay gable-end front; full-length tristyle porch with square tapering posts set on masonry piers. Grouped windows; scrollsawn brackets at eaves. Set on a thickly-wooded lot, this unaltered bungalow features an attractive front veranda.

-147 \*419: Apartment building. Neo-Colonial Vernacular. Built 1959. Brick veneer (stretcher bond); 2 stories; hipped roof with cross-gable; 5-bay front; no porches. Set with its short end to the street, this Neo-Colonial apartment building is a relatively unobtrusive addition to the neighborhood.

-148 422: Detached dwelling. Colonial Revival. Ca. 1920s. Frame with stucco and wood-shingle cladding; 1½ stories; gable roof; 3-bay front; 2-story, 1-story porch with pedimented roof and Roman Doric posts; small S side porch. This unusual 1½-story house features an original full 2-story pedimented portico.

-149 \*426: Apartment building. Neo-Colonial Vernacular. Built 1960. Brick veneer (stretcher bond); 2 stories; hipped roof; symmetrical 5-bay front; no porches. This brick apartment building maintains the scale and texture of its older neighbors, though not contributing to the Historic District.

500 Block

-150 510: Detached dwelling. Victorian Vernacular. Ca. 1900. Frame with weatherboarding; 2 stories; intersecting hipped and gable roofs; asymmetrical 3-bay front; wraparound front veranda with Roman Doric posts. One of the earliest houses in the District, this large, unaltered dwelling combines elements of the Colonial Revival and various late 19th-century eclectic styles.

-151 511: Detached dwelling. Craftsman style. Ca. 1916. Frame with stucco cladding; 2 stories; gable roof broken by raised central section; asymmetrical 3-bay gable-end front; 1-story hipped-roofed porch on S side; distyle entry shelter with curved roof. With its white stucco walls, odd roof line and decorative porches, this house incorporates elements of the English Vernacular Revival.

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## 7. DESCRIPTION -- Inventory (continued)

### SEVENTEENTH STREET, NW (continued)

#### 500 Block (continued)

152 514 (Steptoe House): Detached dwelling. Victorian/Vernacular. Ca. 1890-91. Frame with weatherboarding (covered with asbestos shingles); 2 stories; shed, gable and hipped roofs; asymmetrical 3-bay front; wraparound front porch at N corner of facade. Set in a thickly shaded yard, this early house is distinguished by its complex massing and intersecting roof lines.

153 518 (R.M. Balthis House): Detached dwelling. Colonial Revival/Queen Anne. Built 1900. Frame with weatherboarding (covered with asbestos shingles); 2½ stories; intersecting gable and hipped roofs; asymmetrical 3-bay front; wraparound veranda with paired wooden columns. Possibly the largest turn-of-the-century dwelling in the District, this unaltered house occupies a spacious corner lot shaded by hardwoods.

154 555: Detached dwelling. Craftsman style. Ca. 1916-20. Frame with stucco cladding; 2½ stories; gable roof; 2-bay gable-end front; 1-story full-length front veranda with stuccoed posts and gable roof. Its gable end to the street, this stucco-clad house features a mock half-timbered porch gable.

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SIXTEENTH STREET, NW

400 Block (continued)

-155  
400: Detached dwelling. Craftsman style. Ca. 1915. Frame with stucco cladding; 2 stories over full basement; hipped roof; 1 front hipped dormer; 2-bay front; 1-bay hipped-roof front porch to one side of main facade. This unaltered Craftsman-style house stands in a large shaded yard near the end of Sixteenth Street (here known as Ackley Lane).

500 Block

-156  
503: Detached dwelling. Colonial Revival. Ca. 1935. Brick (stretcher bond); 2 stories; gable roof; symmetrical 3-bay front; S end porch with Roman Doric posts. This standard Georgian Revival brick house illustrates the local tendency after 1930 to use side rather than front porches.

-157  
\*505 (James Madison Apartments): Apartment building. Neo-Colonial. Built 1962. Brick veneer (stretcher bond); 2 and 3 stories; parapet roof; 2-bay street front, 12-bay lateral facades; no porches. The large scale of this apartment building is not apparent from the street, where the narrow 2-story front blends with the older structures in the neighborhood.

-158  
\*507: Apartment building. Vernacular. Ca. 1962. Brick veneer (stretcher bond); 2 stories; multiple gables; 2-bay street facade; no porches. Although smaller than No. 505, this apartment building's lack of detailing and landscaping makes it more obtrusive.

-159  
508 (Charlottesville Christian Center): Built as dwelling; now institutional. Craftsman style. Ca. 1920s. Frame with stucco cladding; 3 stories; clipped cross-gables; asymmetrical 4-bay front; 1-story, 1-bay front porch with upper deck. Porch supported by piers enframing columns; grouped windows. This handsome Craftsman-style house features an unusual roof line, porch and fenestration.

-160  
\*516: Built as garage; now a dwelling. Vernacular. Ca. 1920s. Brick; 1 story; parapet roof; 1-bay front. Original garage opening replaced by a window. Although this diminutive garage-turned-apartment stands immediately against the street, it is shielded by trees and shrubbery.

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## 7. DESCRIPTION -- Inventory (continued)

### UNIVERSITY AVENUE

#### 1400 Block

104-133-65  
No address (Chesapeake & Ohio Railroad Overpass): Railroad bridge. Vernacular. Ca. 1920s or '30s. Cast-iron (painted); ribbed sides extending about 4 ft. above railroad tracks; plain poured-concrete retaining walls. This standard early 20th-century railroad bridge has been a prominent feature of the Corner since the second or third decade of this century. 1901?

104-133-64  
1403-09 (McKennie-Cook Building): Stores. Vernacular with Georgian details. Ante 1891; 1891-96; 1927. Brick (stretcher bond); 1 story; parapet roof; asymmetrical 8-bay front (including 3 early storefronts); triangular plan fits corner lot. Round-arched doorway at E end; brick jack arch at E window; wooden storefronts with plain pilasters and simple cornices. This 19th-century commercial building achieved its present form when it was brick-veneered in 1927.

104-133-63  
1411-15 (Chancellor Building): Stores on main floor, apartments above. Neo-Classical Revival. Ante 1891 and/or 1920. Brick (3-course American bond with Flemish variant); 2 stories; parapet roof; asymmetrical 9-bay front (with 3 storefronts and entry to upstairs apartments). Carved limestone lintels over windows; stone Doric frieze between first and second stories; Classical stone entablature at roof line; rusticated brick pilasters divide front into 4 major bays; original arcaded storefront in W unit. One of the two or three finest commercial buildings on the Corner, the Chancellor housed the oldest pharmacy in the city for over sixty years.

104-133-62  
1417 (Spicer Brothers Cleaners): Commercial building. Vernacular. Ca. 1920s. Brick (Flemish bond); 1 story plus basement; parapet roof; unenclosed 2-bay front leading to street level and downstairs shops in No. 1419-25; triangular plan. This diminutive triangular-plan structure fills the space between Anderson's Bookstore and the Chancellor Building.

104-132  
also 104-133-61  
1417½-25 (Anderson Brothers' Bookstore): Commercial building with apartments on upper levels. Eastlake style. Built 1848; expanded 1891-92. Brick clad in sheet metal at front and stucco at rear; 3 stories; parapet-fronted shed roof; 7-bay front; 2 storefront bays (rebuilt ca. 1960). Elaborate metal facade with engaged colonnettes between windows; tall parapet entablature with floral and geometric motifs and the raised-metal inscription "ANDERSON BROTHERS." This impressive commercial building has the largest metal-clad facade in Charlottesville. Expanded from an 1848 building, it has housed Anderson's Bookstore--the oldest continuously-operating business in the city--since 1891.

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## 7. DESCRIPTION -- Inventory (continued)

### UNIVERSITY AVENUE (continued)

#### 1400 Block (continued)

104-133-60 1427 (Sheppe Building): Store. Decorated Vernacular. Built 1925. Brick (American bond); 2 stories; parapet roof; 2 upper front bays, 3 lower bays. Corbelled brick cornice with inscribed stone plaque; rusticated brick quoins; paired upper windows. Possibly incorporating an earlier frame structure, the Sheppe Building features the subtle detailing characteristic of other 1920s buildings on the Corner.

#### 1500 Block

also 104-108 104-133-59 1501 (University Bookstore): Store. Decorated Vernacular. Ca. 1920s. Brick (stretcher bond); 2 stories; parapet roof; 2 upper front bays. Classical wooden cornices above shopfront and below parapet; rusticated brick quoins; paired upper windows with segmental-arched heads; 1960s pierced-brick screen replaces original storefront. Despite the 1960s alterations, this building maintains the character of the Historic District.

104-133-58 \*1505 (Macado's): Restaurant. Commercial Vernacular. Ca. 1920-50. Brick (stretcher bond); 2 stories; parapet roof; 2-bay front. Shopfront remodeled 1982. Because its front has been heavily altered, this building cannot be considered a contributing member of the District. Nevertheless it maintains the street facade.

104-133-57 \*1509 (Eljo's): Clothing store. Neo-Colonial Vernacular. Ca. 1920-50. Brick (stretcher bond); 1 story; parapet roof; symmetrical 3-bay front. The date of this store is uncertain, but the present facade dates to the 1960s.

104-133-56 1511 (College Inn): Restaurant. Commercial Vernacular. Ca. 1920-40. Brick (stretcher bond); 2 stories; parapet roof; 2-bay front. Decorative soldier-course brickwork at corners and parapet; plate glass window divided by wide muntins. Like other commercial buildings on this block, No 1511 is built on a trapezoidal plan to accommodate lot and street angles.

104-133-55 1515 (Minor Court Building): Drugstore, with apartments above. Neo-Georgian Commercial. Built 1927. Brick (stretcher bond); 2 stories; parapet roof; 3-bay front; former shopfronts along Minor Court Lane bricked up. Federal-style glazed arches over entry and flanking shopfront bays; heavy corbelled cornice above first and second stories; paired upper windows with segmental-arched heads. This handsome commercial building is marred by a modern metal facade-length sign that could be removed to expose the original fanlighted shop windows.

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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY AVENUE (continued)

1500 Block (continued)

104-133-54  
1517 (Sophie's): Dance hall on main floor. Neo-Georgian Commercial. Ca. 1920s. Brick (random American bond); 2 stories; parapet roof; 4-bay front, including angled bay at E corner of building. Entry located in arched recess flanked by brick pilasters; Classical cornices above first and second stories. From 1942 to 1983, this Neo-Classical commercial building housed the University Cafeteria, one of the area's most popular eating establishments.

104-133-53  
1521-23 (The Virginian): Restaurant; shops in basement. Commercial Vernacular. Ca. 1920s. Brick (stretcher bond); 1 story; parapet roof; asymmetrical 3-bay front; recessed entry to basement shops; modern shopfront of traditional form and materials. This single-story brick structure repeats the parapet roof and mousetooth brick cornice of its neighboring 1920s commercial buildings.

104-133-52  
1525-27 (Kenmore Building): Shops on first floor, apartments above. Decorated Vernacular. Ca. 1920s. Brick (stretcher bond); 3 stories; parapet roof; 4-bay front. Rusticated brick quoins; corbelled mousetooth brick cornice above shopfronts; wooden modillion cornice below parapet; triple windows with segmental-arched heads; shopfront at No. 1525 features decorative Tudor-style cross-gable with mock half-timbering and scalloped bargeboards. Occupying a prominent corner lot at the intersection of Elliewood Avenue, this handsome 3-story brick building features a Tudor-style shopfront at No. 1525. Next door at No. 1527 is Mincer's tabacconist and bookseller, for over three decades one of the most popular shops on the Corner.

1600 Block

104-133-34  
1601 (Stevens-Shepherd Building; Arnette's): Department store. Neo-Georgian Commercial. Ca. 1925. Brick (stretcher bond); 2 stories; parapet roof; symmetrical 3-bay front. Round-arched shop windows; recessed arched entry with large traceried fanlight; wooden entablature above first story, and corbelled brick cornice above second story. This attractive Neo-Georgian commercial building housed the Stevens-Shepherd Company, an exclusive men's clothing store, from the 1920s to the early 1960s.

35  
\*1609 (Burger King): Restaurant. Vernacular. Built 1972. Brick veneer (stretcher bond); 1 story; "clip-on" mansard roof; symmetrical 3-bay front with large plate-glass windows. This modern building is relatively inconspicuous, being set back from the street with a gigantic hickory tree in front of it.

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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY AVENUE (continued)

1600 Block (continued)

-34  
\*1610 (Lucky Seven): Convenience food store. Commercial Vernacular. Built 1972. Brick veneer (stretcher bond); 1 story; parapet roof; symmetrical 3-bay front with arched openings. With its brick cladding and large arched openings, this modern store blends reasonably well with the older buildings on the street.

-37  
\*1619 (Virginia National Bank): Bank. Jeffersonian Revival. Built 1959-60. Brick (Flemish bond); 1 story; hipped roof; symmetrical 5-bay front; semi-octagonal arcaded front portico. Oversized floorlength windows with Chinese-lattice guards; Chinese-lattice roof balustrade between chimneys. Floyd Johnson of Charlottesville, architect. This modern Jeffersonian-style bank building with octagonal portico is an attractive addition to the streetscape.

1700 Block

-22  
1700 (St. Paul's Episcopal Church): Church. Georgian Revival. Built 1926-27. Brick (Flemish bond); 2 stories; pedimented roof; symmetrical 3-bay front; 7-bay lateral facades; projecting 2-story pedimented Roman Doric portico fronting tower vestibule; cylindrical wooden belfry resting on low brick tower and capped with copper dome; 1955 basement-level addition roofed with balustraded terrace on E lateral facade. Pedimented window heads; broad wooden entablature under eaves; dome topped by finial and Latin cross. Later parish hall wing to rear of church. Eugene Bradbury, architect. This large Georgian-style church with copper-domed belfry is a prominent landmark on University Avenue.

-21  
1709 (Booker House): Built as a boarding house; now a religious community house. Georgian Revival. Ca. 1905. Brick (6-course American bond with Flemish variant); 2½ stories; hipped roof; 2 pedimented front dormers; symmetrical 3-bay front; 1-bay tetrastyle porch with upper deck and Roman Doric posts. Masonry jack arches at windows; dormers with round-headed traceried sash; entry with elliptical fanlight. An early example of the academic Georgian Revival, this dwelling functioned as a student boarding house from its erection ca. 1905 until 1967.

104-133-233  
104-103  
abv  
1705 (Madison Hall): Built as a YMCA hall, now University offices. Neo-Classical Revival. Built 1904-05. Brick (Flemish bond) and cast concrete; pedimented gable roofs; 2-story central block with 1-story flanking wings; full raised basement; symmetrical, 11-bay front (5-bay central block); 2-story, 3-bay portico in antis with Composite columns at main facade; 1-story, tetrastyle pedimented porticoes at fronts of lateral wings. Basement story of rusticated concrete; Classical entry surround with broken pediment, Parish and Schroeder, architects. (See Continuation Sheet #45)



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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY AVENUE (continued)

1700 Block (continued)

1705 (continued)

Built to house the UVa chapter of the Young Men's Christian Association, Madison Hall was later used by the University as a student union. By 1984, it will house the offices of UVa's president.

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## 7. DESCRIPTION -- Inventory (continued)

### UNIVERSITY CIRCLE

#### 00-44 Block

-161  
1 (Phi Delta Theta House): Fraternity house. Georgian Revival. Ca. 1910-30. Brick (painted); 2 stories; hipped roof with front pediment; symmetrical 5-bay front; 1-bay distyle entry porch with pedimented roof. This handsome Georgian-style building occupies a prominent corner lot at the intersection of University Circle and Rugby Road.

-162  
2 (Neff House): Built as private detached dwelling; now apartments. Colonial Revival/Eclectic. Ca. 1910-15. Brick (stretcher bond); 2 stories; hipped roof with intersecting front gable; asymmetrical 4-bay front with projecting central 2-bay unit; full-length front veranda with Roman Doric posts. Projecting eaves with shaped rafter ends; paired and undersize windows with segmental arched heads; geometric glazing. This interesting eclectic house stands well back from the street in a well landscaped yard.

-163  
3 (Hotopp-Watson House): Detached dwelling. Queen Anne. Built 1900. Frame with weatherboarding; 2½ stories; steep hipped roof with flared eaves; 1 polygonal dormer per slope; asymmetrical 3-bay front; wraparound front veranda with porte cochere. Curved bays on main floor, W side; tall chimneys with decorative caps; Palladian window on E side; veranda with Roman Doric posts and circular termination. One of the few full-blown examples of the Queen Anne style in Charlottesville, this house occupies a large yard at the highest point in the neighborhood. It was erected for William Hotopp, founder of the Monticello Wine Company.

-164  
4 (Rugby Apartments): Apartment building. Georgian Revival. Built 1925. Brick (stretcher bond); 3½ stories; basement entered at grade at rear; hipped roof; 5 front dormers; 9-bay front with projecting 2-bay end pavilions; 2-story tetrastyle Corinthian portico with balconies. Broad wooden entablature between second and third stories; Chinese trellis balcony railings; entry surround with broken pediment. Its good proportions and Georgian detailing make this one of the city's most attractive apartment buildings.

-165  
6 (Watson Terrace Apartments): Apartment building. Vernacular/Colonial Revival. Ca. 1927-29. Clad in stucco; 3 stories; gable roof with end cross-gable; asymmetrical 3-bay front; small entry porch with pierced pediment. This rather austere stuccoed apartment building stands well back from the street on a terraced lot.

-166  
10 (Raleigh Court Apartments): Apartment building. Georgian Revival. Built 1927. Brick (8-course American bond with Flemish variant); 3½ stories; basement entered at grade at rear; hipped roof; 6 front dormers; 14-bay front; U plan with front courtyard; three 2-story semicircular Roman Doric front porticoes with balconies and decks. Broad wooden entablature between second and third stories; corner entries with aedicule surrounds. Probably the most sophisticated apartment building in the District, Raleigh Court is notable for its fine detailing and proportions.

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## 7. DESCRIPTION -- Inventory (continued)

### UNIVERSITY CIRCLE (continued)

#### 00-44 Block (continued)

-167  
14: Detached dwelling. Colonial Revival/Mediterranean. Ca. 1908-10. Masonry clad in stucco; 2 stories; gable roof clad in red pantiles symmetrical 3-bay-front main block; distyle entry shelter; E side veranda with Doric columns; 1-story W wing with large arched openings filled with triple windows; 2-story rear ell. Elaborate Serlian-motif front entry shelter; yard bordered by rock wall with stuccoed arched gateways. One of the most imaginative houses on the Circle, No. 14 harmoniously blends Mediterranean and Colonial Revival design elements.

-168  
17 (Payne-Boalo House): Detached dwelling. Colonial Revival. Ca. 1908-10. Frame with weatherboarding; 1½ stories; gable roof; 2 oversized front dormers with arched windows; symmetrical 5-bay front; 1-story front veranda with Ionic columns. French doors with fanlights; traceried and latticed glazing. Largely hidden from view by trees and shrubs, this architecturally intriguing house was probably the first dwelling built in University Place subdivision. It was occupied by Zeta Psi fraternity 1912-14 and Phi Kappa Psi fraternity 1914-27, but since has functioned as a private residence.

-169  
20 (Macon-Victorius House): Detached dwelling. Georgian Revival. Built 1914. Brick (stretcher bond); 2½ stories; raised basement; hipped roof; 1 hipped front dormer; symmetrical 5-bay front; distyle front entry porch with Roman Doric posts; rear ell; N side porch with deck. Modillion cornice; masonry keystones over front windows. Eugene Bradbury, architect. A good early example of the academic Georgian Revival style, this house stands on a handsomely landscaped yard at the west inner loop of the Circle.

104-133-234  
104-140  
also  
21 (Trotter-Thornton House; International House): Detached dwelling. Georgian Revival. Built 1915. Brick (stretcher bond); 2 stories (3 at rear); hipped-roof main block, shed-roofed wings; symmetrical 7-bay main block; distyle front entry porch with arched roof; 1½-story S wing with arcaded loggia and monitor dormer; N wing angled at 45 degrees from main block. Projecting eaves; French doors; windows of varied shapes and sizes. Eugene Bradbury, architect. One of the most noteworthy examples of domestic architecture in the city, this eclectic dwelling has served since ca. 1970 as a residence and community house for UVa's foreign students.

-170  
25: Detached dwelling. Georgian Revival. Ca. 1922. Brick (Flemish bond); 2½ stories; 1 front hipped dormer; symmetrical 3-bay front; flat-roofed distyle entry shelter with Doric columns. Projecting eaves; entry with wide top- and sidelights with geometric glazing; masonry belt line; small masonry keystones at windows. This otherwise plain Georgian-style house achieves distinction from its fine brickwork and handsome entry porch.

(See Continuation Sheet #48)

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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY CIRCLE (continued)

00-44 Block (continued)

-171  
\*26: Apartment house. Vernacular. Built 1970. Brick veneer (stretcher bond); 1 story; gable roof; 4-bay front; no porches. This small double-unit ranch-style house is not in character with the older dwellings on the Circle.

-172  
27 (Walker House): Detached dwelling. Georgian Revival. Ca. 1921. Brick (random American bond); 2½ stories (3½ at rear); gable roof; 3 front dormers; symmetrical 5-bay front; distyle entry shelter with Roman Doric posts and open tympanum; S end wing consisting of sun porch with upper deck. This conventional Georgian-style house stands close to the street on a steep sloping lot.

-173  
29 (Kepner House): Detached dwelling. Georgian Revival. Ca. 1912-20. Terra-cotta block clad in smooth stucco; 2½ stories; raised basement; gable roof covered with early diamond-shaped composition shingles; 2 hipped front dormers; symmetrical 5-bay front; distyle, pedimented entry porch; modern 1-story wing on E end. This well-proportioned Georgian-type house served for nearly fifty years as the home of William A. Kepner, Professor of Biology at UVA.

-174  
30 (Webb House): Detached dwelling. Shingle/Craftsman styles. Ca. 1910. Frame clad in wood shingles and stucco; 2½ stories; hipped roof; 1 oversized front hipped dormer; asymmetrical 3-bay front; recessed front veranda supported by square stucco piers. Three-sided bay on second floor front; latticed porch railing; varied-sized windows, some with geometric glazing. Set on a terraced, heavily shaded lot, this eclectic house was built for R.H. Webb, Professor of Greek at UVA.

-175  
31: Detached dwelling. Georgian Revival/Eclectic. Ca. 1928. Brick (6-course American bond with Flemish variant); 2½ stories; gable roof with parapet ends; 2 front dormers with oversailing pedimented roofs; symmetrical 3-bay front; 1-bay entry porch with arched roof and square posts; identical 1-story pedimented end porches with Roman Doric columns. Segmental-arched openings; geometric glazing; bold projecting roof cornice. This eclectic Georgian-style house successfully incorporates several distinctly non-Georgian decorative elements.

-176  
\* 32: Apartment building. Vernacular. Ca. 1947. Masonry, with brick and cast-stone cladding; 4 stories; parapet roof; U-shaped plan with front court; symmetrical 7-bay front; 1-bay, 2-story Doric front portico. Belt line between first and second stories; broad, plain cast-stone frieze at roof line of central 3 bays. This stark, 4-story apartment building makes little attempt to harmonize with the neighboring buildings on the Circle.

(See Continuation Sheet #49)

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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY CIRCLE (continued)

00-44 Block (continued)

~~104-133-235~~  
-177  
33 (J.L. Manahan House): Built as a detached dwelling; now apartments. Georgian Revival. Ca. 1910. Frame clad in stucco; 2½ stories; raised basement; hipped roof; symmetrical 3-bay main block; 1 oversized hipped front dormer; distyle entry porch with low pedimented roof and Roman Doric posts. Two-story side porches and cement-block wings added in 1940s. Expanded in the 1940s to accommodate apartments, this rather plain Georgian-style house was long the residence of John L. Manahan, Dean of UVa's School of Education.

-178  
34 (Jordan House): Detached dwelling. Bungalow/Craftsman. Ca. 1910-13. Frame with stucco and wood-shingle cladding; 1½ stories; pyramidal roof with pedimented front cross-gable; asymmetrical 4-bay front; recessed 2-bay front porch. Grouped windows; geometric glazing; exposed, shaped rafter ends; 3-sided front bay window. This well-designed example of the Bungalow style was built for Dr. Harvey E. Jordan, Professor of Histology and Embryology at UVa.

104-133-235  
104-212  
also  
\*35 (J.E. Manahan House): Detached dwelling. Eclectic. Built 1960. Brick (painted); 1 story at front, 2 at rear; intersecting hipped roofs; U plan with front court; symmetrical 3-bay front; 2-story pedimented Classical portico at rear (S) facade. This well-landscaped, low-profile modern house incorporates a repertoire of traditional forms, thus blending well with its older neighbors. It was built for historian John E. Manahan and his wife, the former Anna Anderson, widely believed to be the youngest daughter of Czar Nicholas II of Russia.

-179  
36 (Woodward House): Detached dwelling. Colonial Revival. Ca. 1910-20. Frame with weatherboarding; 1½ stories; raised basement; gable roof with front cross-gable; symmetrical 3-bay front; 1-bay front porch with paired Roman Doric posts. Grouped windows; entry with floor-length sidelights. This slightly altered house features a central cross-gable opening onto the top of the front porch. It was probably built for Dr. Fletcher D. Woodward, Professor of Medicine at UVa in the 1920s.

-180  
37 (Hancock House): Detached dwelling. Colonial Revival/Craftsman. Ca. 1910-12. Frame clad in stucco; 2½ stories; hipped roof; 1 hipped front dormer; 2-bay front; distyle front porch with flat roof and Roman Doric posts. Projecting eaves; grouped windows; some geometric glazing. This eclectic house was built for Charles Hancock, Professor of Mechanical Engineering at UVa.

-181  
38 (Meade House): Detached dwelling. Colonial Revival. Ca. 1920s. Brick (stretcher bond); 2 stories; gable roof; symmetrical 3-bay front; porch on W end. This typical Georgian-style house with handsomely landscaped yard was long the home of Richard A. Meade, Professor of Education at UVa.

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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY CIRCLE (continued)

00-44 Block (continued)

-182  
39 (Wertenbaker Apartments; Miramount Apartments): Apartment building. Georgian Revival. Built 1916. Brick (stretcher bond); 3 stories; parapet roof; symmetrical 5-bay front; projecting 3-sided bays on either end; 3-story tetrastyle front portico with balconies. Broad wooden cornice; cast-stone jack arches at windows; wooden 2-story upper portion of portico rests on a first-floor base supported by brick piers; Roman Doric columns support balconies with Classical wooden balustrades. Originally known as the Wertenbaker, the Miramount's three-story wood and brick portico enlivens its facade while deemphasizing its large scale.

-183  
40 (Smithey House): Detached dwelling. Colonial Revival. Ca. 1924. Brick (random American bond with Flemish variant); 2½ stories; gable roof; symmetrical 3-bay front; entry shelter with paired colonnettes and tympanum pierced by arch. Dentil cornice; dormers with round-headed traceried sash, flanked by pilasters; 3-part windows on main floor. Early unaltered garage in backyard. This attractive but conventional Neo-Georgian house was probably built for long-time owner William R. Smith, Professor of Education at UVa.

-184  
41 (R.M. Bird House): Detached dwelling. Georgian Revival/Eclectic. Ca. 1910. Brick (Flemish bond); 2½ stories; hipped roof; 2 low hipped dormers; symmetrical 3-bay front; 1-story, 1-bay front porch with Roman Doric posts flanking brick piers. Shaped roof brackets; varied-sized windows; geometric glazing; unusual porch roof balustrade; geometric wooden porch screen. This sophisticated individualistic Georgian-style house may have been erected for long-time resident R.M. Bird, Professor of Chemistry at UVa.

-185  
44: Detached dwelling. Craftsman style. Ca. 1920s. Frame clad in stucco; 1½ stories; gable roof with cross-gables and broad monitor dormers; symmetrical 5-bay front; U-shaped plan, with pergola over front entry. Grouped windows; frieze boards. Set on a terrace well above street level, this highly articulated U-plan house features a complex roof line and a front entry terraced covered by a pergola.

1000 Block

-186  
\*1817: Detached dwelling. Neo-Colonial. Built 1980. Frame with weatherboarding; 1½ stories; gable roof; 2 front dormers; symmetrical 5-bay front; no porches. Although it is well designed and landscaped, this small house does not blend with the larger, earlier dwellings in the neighborhood.

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## 7. DESCRIPTION -- Inventory (continued)

### UNIVERSITY CIRCLE (continued)

#### 1000 Block (continued)

187 \*1819: Detached dwelling. Neo-Colonial. Built 1980. Brick veneer (stretcher bond); 2 stories; gable roof; symmetrical 3-bay front; 1-bay entry shelter with narrow turned posts. This plain brick Neo-Colonial house does not harmonize with its older and more sophisticated neighbors.

188 1824 (Watts-Hillel House): Detached dwelling; now a student center. English Vernacular Revival. Ca. 1913-14. Masonry clad in smooth stucco; 2 stories; hipped-roof main block; lower, gable-roofed side ell; symmetrical 3-bay main block; S ell extends forward, with Doric-columned loggia on the ground floor and enclosed room with monitor dormer above. Projecting eaves with "eyebrow" rise over central window; grouped casement windows; tapered chimneys with exposed terra-cotta flues; aedicule front door frame. Eugene Bradbury, architect. One of the most sophisticated and inventive dwellings in the city, this house was probably built for Dr. S.H. Watts, Professor of Surgery and Gynecology at UVA. Since acquired in 1945 by the Virginia B'nai B'rith Hillel Foundation, it has served as a Jewish student center.

189 1831 (Grasty House): Detached dwelling. Colonial Revival/Craftsman. Ca. 1913. Frame with wood-shingle and stucco cladding; 2½ stories; hipped roof; 1 oversized hipped dormer per slope; symmetrical 3-bay main block; tetrastyle front porch with upper deck and Roman Doric posts; 2-story sunroom wing on E end; 1-story wing on W end. Rectangular bay with French doors projects onto upper deck of front porch. Original 2-story hipped-roofed garage at rear of lot. This handsome wood-shingle and stucco house successfully blends Craftsman and Colonial Revival elements. Dr. John S. Grasty and his family have occupied it since its erection.

190 1835: Detached dwelling. Georgian Revival. Ca. 1922. Brick (stretcher bond); hipped roof; 3 hipped front dormers with casement windows; symmetrical 5-bay main block; distyle entry shelter with flared hipped roof and Composite columns; shed-roofed 1½-story W wing with loggia on ground floor and monitor dormer above; 2-story, inset E wing. Broad wooden eaves cornice; slightly inset central bay; windows with segmental brick arches and cast-stone keystones. One of the finest Georgian-style dwellings in Charlottesville, No. 1835 shares a number of stylistic features with Nos. 21 and 1824 University Circle, both designed by Eugene Bradbury.

191 \*1836: Detached dwelling. Neo-Colonial. Built 1959. Brick (stretcher bond); 1½ stories; intersecting hipped roofs; 2 front hipped dormers; asymmetrical 4-bay front; U-shaped plan with slightly projecting end bays. Corbelled brick cornice; Classical entry surround. This well-articulated Neo-Colonial house blends reasonably well with the older dwellings on the street.

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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY CIRCLE (continued)

1000 Block (continued)

1841 (Flippin House): Detached dwelling. Craftsman/Colonial Revival. Ca. 1910. Frame with wood-shingle and stucco cladding; 2 stories; hipped roof; symmetrical 3-bay front; 1-bay front porch with abbreviated Mansard roof supported by square piers; inset 2-story wing on W end. Varied-size, grouped windows; broadly-projecting eaves. This handsome and well-landscaped Craftsman-style house was probably built for Dr. J.C. Flippin, Professor of Clinical Medicine at UVa.

\*1880: Detached dwelling. Cape Cod. Built 1957. Brick veneer (stretcher bond); 1 story; gable roof; symmetrical 3-bay front; no front porch. Because of its landscaping and good design, this Cape Cod-style house blends nicely into the University Circle neighborhood.

\*1883: Apartment house. Vernacular. Ca. 1960s. Brick veneer (stretcher bond); 2 stories; hipped roof; symmetrical 4-bay front; distyle front porch with hipped roof. This two-unit apartment house, though of domestic scale and traditional form and materials, does not harmonize with the earlier buildings on the Circle.

\*1885: Apartment house. Vernacular. Ca. 1960s. Brick veneer (stretcher bond); 2 stories; hipped roof; symmetrical 4-bay front; distyle front porch with hipped roof. Identical to No. 1883 next door, this modern apartment house does not contribute to the character of the District.



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7. DESCRIPTION -- Inventory (continued)

UNIVERSITY WAY

60-68 Block

196  
60 (Fairfax Apartments): Probably built as detached dwelling; now apartments. Colonial Revival. Ca. 1926. Brick (stretcher bond); 2 stories; gable roof; asymmetrical 3-bay front; 1-bay distyle front porch. Pedimented porch roof pierced by elliptical arch; entry with traceried elliptical arch and sidelights; grouped windows. Probably built as a private residence, the Fairfax stands in a grassy yard between the Raleigh Court and Lyndhall apartment buildings.

197  
64 (Lyndhall Apartments): Apartment building. Colonial Revival. Built 1915. Brick (Flemish bond on front); 2½ stories at front, 4 at rear; double gambrel roof with parapet ends; full-length monitor dormer at rear; front roof pierced at 4 points with windows and balconies; symmetrical 7-bay front; small distyle Doric entry porch. Brick jack arches; Doric entablature over central 3 bays on first floor; wooden modillion cornice; central windows have paneled bibbs. Largely hidden by tall evergreens, this handsome apartment building features a double gambrel roof with inset balconies.

198  
68 (Jack Jouett Apartments): Apartment building. Vernacular. Ca. 1928. Brick (5-course American bond with Flemish variant); 4 stories; parapet roof; ell plan; asymmetrical 8-bay front; no front porches; two 4-story porches at rear. Double wooden cornice; grouped and single sash windows; rusticated brick ground story. Not as well articulated as other early apartment buildings in the area, the Jack Jouett is built on an ell plan that helps deemphasize its large scale.

104-133-236  
104-114  
also  
No address (Lambeth Field): Stadium and playing field. Landscaped ca. 1901; bleachers and colonnade built ca. 1911-13 to designs by architect Lee Taylor. Two-acre football field ringed by a semicircle of poured-concrete bleachers topped by Roman Doric colonnade. Colonnade built of stuccoed masonry; gable roof covered with red terra cotta pantiles. Colonnade terminates in 4-bay arcaded pavilions incorporating storage rooms. This landmark edifice continues to function as a stadium for UVa student gatherings, concerts, and intramural sports.

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7. DESCRIPTION -- Inventory (continued)

VIRGINIA AVENUE

1400 Block

-199  
\*1411: Detached dwelling. Colonial Revival. Built 1941. Frame with weatherboarding; 2 stories; gable roof; symmetrical 3-bay front; no front porch. Pedimented front door surround. This typical Colonial Revival house stands at the southwest corner of the Historic District.

1500 Block

-200  
1500: Detached dwelling. Cape Cod. Built 1932. Textured brick (painted); gable roof; asymmetrical 4-bay front; recessed front porch with wooden elliptical arches between the posts. This nicely-articulated house is an early local example of the Cape Cod style.

-201  
1503 (Goss House): Detached dwelling. Colonial Revival. Ca. 1931. Frame with wood-shingle cladding; 2 stories; gable roof; symmetrical 3-bay front; small distyle pedimented entry porch with Tuscan posts and Chinese lattice railing. This attractive wood-shingled house stands in the center of a well-landscaped corner lot.

-202  
1505 (Wood House): Detached dwelling. Georgian Revival. Ca. 1916. Brick (stretcher bond); 2½ stories; hipped roof; 1 front dormer with oversailing pedimented roof; symmetrical 3-bay front; small distyle pedimented entry porch; W side porch with Roman Doric posts. Mrs. William Wood ran a student boarding house here from 1916 until the 1950s.

-203  
1506: Detached dwelling. Bungaloid. Ca. 1910. Brick (6-course American bond); 1½ stories at front, 2½ at rear; hipped roof; 1 oversized hipped dormer per slope; symmetrical 3-bay front; shed-roofed front veranda with Roman Doric posts. This attractive split-level bungalow is considerably larger than it appears from the street.

-204  
\*1510 (Stevens House): Detached dwelling. Ranch style. Built 1952. Pressed-brick veneer (stretcher bond); 1 story; gable roof; asymmetrical 3-bay front; no front porch. This house is the only modern intrusion along this block of Virginia Avenue.

-205  
1513 (Venning House): Detached dwelling. Bungaloid. Ca. 1905. Frame with stucco cladding; 1½ stories; hipped roof; 1 front monitor dormer (gabled side dormers); 3-bay front; full-length front veranda. Largely hidden by evergreens, this Bungalow-style dwelling housed a fraternity for a brief period in the early part of this century.

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7. DESCRIPTION -- Inventory (continued)

VIRGINIA AVENUE (continued)

1500 Block (continued)

-204  
1515: Probably built as private detached dwelling; now apartments. Georgian Revival. Ca. 1910-20. Brick (stretcher bond); 2½ stories; raised basement; hipped roof; 1 hipped dormer; symmetrical 3-bay front; 1-story, 3-bay tetrastyle front porch. This rather plain Georgian-style house was converted to student apartments before World War II.

-207  
1520: Detached dwelling. Craftsman/Colonial Revival. Ca. 1910. Brick (stretcher bond); 1½ stories (2½ at rear); gable roof; front shed-roofed monitor dormer; shed-roofed front veranda with Roman Doric posts. This split-level Colonial Revival dwelling served as a student boarding house in the 1930s and later.

-208  
1521: Detached dwelling. Colonial Revival. Ca. 1910-20. Frame with weatherboarding; 2 stories; hipped roof; 1 front hipped attic dormer; symmetrical 3-bay front; 1-bay front porch with paired square-section posts. This frame dwelling apparently served as a fraternity house in the 1930s, and may have been built as such.

-209  
1522: Detached dwelling. Vernacular. Ca. 1910. Frame clad in stucco; 2 stories; intersecting low hipped roofs; 3-bay front with projecting 1-story, gable-roofed ell; wraparound front veranda. This rather plain stuccoed dwelling may have served as a fraternity house in the 1920s.

-210  
1530: Built as a private detached dwelling or fraternity house; now apartments. Colonial Revival. Ca. 1910. Brick (stretcher bond); 3 stories (4 at rear); hipped roof; 2-bay front (original block); 1-bay 1950s W wing; 2-story tetrastyle Roman Doric portico with full entablature. This narrow-fronted and otherwise plain brick dwelling boasts a monumental Roman Doric portico. It served as a fraternity house in the 1930s and earlier, and was converted to student apartments in the 1950s.

-211  
1532: Detached dwelling. Vernacular. Ca. 1910-20. Frame with stucco cladding; 1 story (2 at rear); gable roof; symmetrical 3-bay front; shed-roofed 1-bay front porch. Like many other dwellings on the south side of Virginia Avenue, this house has a full basement entered at grade at the rear and sides.

-212  
1533 (Sigma Pi House): Fraternity house. Colonial Revival. Ca. 1907-20. Brick (stretcher bond); 2 stories; low hipped roof; symmetrical 3-bay front; 2-story tetrastyle Tuscan portico. Projecting eaves with broad plain wooden cornice; front entry with elliptical fanlight. One of the two largest dwellings on Virginia Avenue, this building housed at least one other fraternity in the 1930s and '40s. Sigma Pi has occupied it since ca. 1964.

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7. DESCRIPTION -- Inventory (continued)

VIRGINIA AVENUE (continued)

1500 Block (continued)

217  
1534: Detached dwelling. Vernacular. Ca. 1920s. Frame clad in stucco; 1 story (2 at rear); gable roof; 2-bay front; 1-bay shed-roofed front porch. Built just back from the street on the side of a steep ravine, this house is a full two stories at the rear.

214  
1536: Detached dwelling. Vernacular. Ca. 1920s. Frame clad in stucco; 1½ stories (2½ at rear); gable roof with one side dormer; symmetrical 3-bay gable-end front; 1-bay shed-roofed front porch with square-section posts. Built on the side of a ravine, this house is linked to the street by a short bridge.

215  
1537 (Delta Delta Delta House): Probably built as a fraternity house; now a sorority house. Georgian Revival. Ca. 1910-17. Brick (stretcher bond); 2 stories; gable roof; 2 standard-sized gable dormers flank 3-bay central dormer with curvilinear roof; 2-story, 1-bay front portico with paired Roman Doric columns and balustraded upper deck. Blind arches over front windows; heavy wooden dentil cornice; prominent entry with traceried top- and sidelights. Possibly built to serve as a fraternity house, this impressive Colonial Revival structure housed Phi Chi medical fraternity from before 1927 to ca. 1970. Delta Delta Delta sorority has occupied it since 1971.

214  
1541: Detached dwelling. Craftsman style. Ca. 1920s. Frame with stucco cladding; 2½ stories; low hipped roof; single hipped front attic dormer; symmetrical 3-bay front; 1-bay hipped-roofed distyle porch with square-section stuccoed piers; 1-story wing on W end. Projecting eaves; paired windows. The bold, simple detailing of this Craftsman-style house give it a strong visual identity.

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8. SIGNIFICANCE -- Historical Background

Jefferson not only conceived the ideal of the school--originally known as Central College--but secured its funding, designed all the original buildings, selected the first faculty, drew up the curriculum, and served as the school's first Rector. The physical design of the new school was revolutionary. Jefferson, perhaps the most accomplished amateur architect of his time, conceived of it as an "academical village," a community of students and scholars living in a self-contained and architecturally unified complex of buildings. Consulting with professional architects Benjamin Latrobe and William Thornton, Jefferson planned every detail of the school, selecting the site and making all necessary plans and drawings. The completed university, with its rows of student rooms, dining halls, professors' dwellings, classrooms and assembly halls--all grouped about a rectangular open space called the Lawn--was truly an independent unit, not only architecturally, but also socially and economically. With everything from books to firewood supplied by the institution, there was little need for the services of an outside community.

In selecting a site for the school, Jefferson deliberately sought a place far enough from the nearby town of Charlottesville to shield students from unnecessary distractions. Searching for a high, broad, level site, he set upon a stretch of farmland at the foot of Lewis Mountain about two miles west of Charlottesville. According to tradition, John Kelly, who owned most of the land now encompassed by the Rugby Road-University Corner Historic District, refused to sell any part of his farm for development. Jefferson, therefore, had to settle for a slightly lower tract of land just south of the Kelly parcel.

The cornerstone of the first building was laid in 1817, and two years later the General Assembly officially chartered the school as the University of Virginia. Although construction on the original complex of buildings was not completed until 1827, the first academic session opened in the fall of 1825 with a class of 116 students. The student body rose gradually over the next three decades, reaching a maximum of 645 in the years just before the Civil War. During the first decades there was little development in the vicinity of the university. Aside from a handful of stores in the present area of the Corner (1830s-'50s) several professors' dwellings scattered in the neighborhood (post 1835), and a group of boarding houses on Carr's Hill (1850s), open fields and farmland stretched away on all sides of the school.

During this period most of the property in the Rugby Road-University Corner District was part of two large farms, Wyndhurst and Rugby, which had been created when the Kelly tract was subdivided in the 1840s. The main dwellings on these properties, both built in the late antebellum period, still stand; but only Wyndhurst, at 605 Preston Place, lies within the bounds of the District. As late as the 1880s Rugby Road, today the main north-south thoroughfare in the District, was no more than a country lane dividing the Rugby and Wyndhurst farms. Leading north from the Rotunda, the road was named for Rugby plantation. (The farm, in turn, reputedly took its name from Rugby School in England, because the owner operated a private school there.)

The other major road through the present District, University Avenue, was then

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**8. SIGNIFICANCE -- Historical Background**

simply a short stretch of the Three-Chopt Road, a major east-west colonial highway linking Tidewater Virginia with the Shenandoah Valley. (The original name derives from the practice of cutting three notches or "chops" on the sides of trees serving as guideposts along the route.) This road linked the town of Charlottesville with the university. Later, in the early part of this century, the stretch between the central business district and the university was named West Main Street.

Charlottesville had long been a market town and transportation hub, and its importance increased with the arrival there of two railroads in the mid-19th century. The first of these, the Virginia Central Railroad (later the Chesapeake & Ohio), led west from Richmond to the Shenandoah Valley, and by 1848 its tracks reached as far as Charlottesville. Between Charlottesville and the university, the tracks ran more or less parallel to the Three-Chopt Road, but on reaching the east edge of the Corner they veered northwest, cutting diagonally through what is now the Rugby Road-University Corner Historic District.

Following the Civil War, university enrollment rose slightly, spurring a modest building program. All previous development, including a new gymnasium, infirmary, and two groups of dormitories, had taken place south and west of Jefferson's original Lawn complex. After the war, however, the university moved north into the area now encompassed by the Rugby Road District. The school's foray into this area occurred in 1867, when it purchased the Carr's Hill property just northwest of the Rotunda. Originally known as Brockenbrough's Hill, this land had previously belonged to Mrs. Sidney Carr, wife of Thomas Jefferson's longtime private secretary, Dabney Carr. From the mid-1850s Mrs. Carr had operated a large student boarding house at the crest of the hill. This house burned just after the Civil War. When the university bought the property in 1867 it used bricks from the ruins to build a row of two-story brick dormitories with double-tier verandas. Later a single-story brick dining hall was erected on the east side of this complex.

Of these early Carr's Hill buildings, three remain. The earliest, a two-room cottage dubbed Buckingham Palace, is probably one of the original 1850s Carr student lodgings. Nearby stands the easternmost of the two-story dormitories built by the university ca. 1870; the rest were demolished when the President's House was built nearby in 1912. Also surviving is part of the early dining hall, now a private residence.

The first major university buildings erected on the north side of the original campus were the Chemical Laboratories (1868), Brooks Museum (1877) and University Chapel (1885). Located south of University Avenue, these three buildings stand just outside District boundaries. The school's reach northward continued, however, and in 1893 a \$30,000 gift by David B. Fayerweather of New York enabled the university to break ground for Fayerweather Hall, a new gymnasium on the east side of Carr's Hill. Designed in the Neo-Roman style by the Norfolk firm of Carpenter and Peebles, Fayerweather Hall was at the time one of the best equipped gyms in the country. This handsome brick building, still a Rugby Road landmark, was superseded in 1924 by Memorial Gymnasium, and now houses the Department of Fine Arts.

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8. SIGNIFICANCE -- Historical Background

The university's next major building project was Lambeth Field (1901), located in the valley north of Carr's Hill. Named for Dr. W.A. Lambeth, Director of Athletics, this was the first university playing field equipped with spectator seating. Grading the hillside required the removal of 48,000 cubic yards of earth by shovel and mule cart. Later, in three stages between 1911 and 1913, the original wooden bleachers were replaced by the present concrete bleachers topped by a curving Doric colonnade. The stadium is a Neo-classical interpretation of the ancient Greek stadium at Athens. There is also a decided similarity between Lambeth Field and Harvard's Soldier's Field (1903-04), the pioneer of university stadia. A contemporaneous stadium, Lewisohn Field, at The City College of New York (1912-17) is planned in a similar manner. Thus, Lambeth Field stands in the mainstream of stadium design in the early 20th century.

Around 1900, a large gift from Mrs. William E. Dodge permitted the local chapter of the Young Men's Christian Association (founded at UVA in 1848 as the first college chapter in the nation) to build Madison Hall (1904-05). Situated on the north side of University Avenue directly across from the Rotunda, this Neo-classical building, designed by Parish and Schroeder of New York, housed YMCA activities until the 1930s, when the university leased it for a student union. In 1971 the school purchased both Madison Hall and Madison Bowl, the playing field joining it to the north. Currently being renovated, Madison Hall will soon house the offices of the president of the university.

Shortly after Madison Hall's completion, plans for the President's House at Carr's Hill were drawn by the prestigious New York firm of McKim, Mead and White, primary proponents of the Colonial and Neo-classical revivals. The house was completed at a cost of \$32,000 in 1913, after a delay of six years. Built of red brick and fronted with a monumental Roman Doric portico, this building continued the Neo-classical theme set over a decade earlier by Stanford White, designer of the rebuilt Rotunda (which had burned in 1895) and three notable academic buildings at the south end of the Lawn. Carr's Hill has been home to all five university presidents, beginning with Edwin Alderman, who occupied it from its completion in 1913 until his death in 1931. Subsequent residents include John Lloyd Newcomb (president 1931-47); former Governor Colgate W. Darden, Jr. (1947-59); Edgar A. Shannon (1959-74); and Frank Louks Hereford, Jr. (1974-Present).

While the university was expanding north into the Carr's Hill area, the nearby commercial sector known as the Corner was also undergoing a period of rapid growth. (The "Corner" presumably received its name from the triangular space it occupies between the C & O Railroad tracks and University Avenue.) A few businesses had operated along the Three-Chopt Road (now University Avenue) at the northeast edge of the campus since the 1830s and '40s, but it was not until the late 19th and early 20th century that this area grew into a solid strip of shops and other service establishments. By 1900 the Corner boasted grocery stores, laundries, barber shops, restaurants and at least two bookstores. This commercial growth reflected both an

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8. SIGNIFICANCE -- Historical Background

enlarged student population and the higher material expectations wrought by a half-century of technological progress.

The oldest essentially unaltered building on the Corner today is the Anderson Brothers' Bookstore, an impressive three-story edifice with decorative sheet metal facade in the Eastlake style. This building achieved its present form in 1891 when it was enlarged from a two-story brick building erected in 1848. Anderson's is the earliest business in Charlottesville operating at its original location, and is among the oldest retail bookstores in the South.

Several other buildings along the 1400 and 1500 blocks of University Avenue date to the 19th century, but none retains its original facade. These include no. 1431 and nos. 1403-09 (which probably consisted originally of two or more buildings), as well as the Minor Court Building (1896), erected as a boarding house rather than a commercial structure. For the most part, however, the Corner reflects the boom years of the 1920s, when all present buildings except Anderson's were either erected or given new masonry facades.

Among the more architecturally noteworthy structures from this period is the Chancellor Building, erected in 1920 to house Chancellor's Drugstore. Established in 1890, this business operated at the same location until 1982. Another outstanding contemporary building is the three-story brick structure at 1601 University Avenue. Now Arnette's Department Store, it was built for the Stevens-Shepherd Company, an exclusive men's clothing store that operated on the premises for over forty years.

Although enrollment at the university quadrupled from 600 in 1890 to 2,500 in 1930, there was virtually no expansion of university housing space until 1929, with completion of the Monroe Hill dormitory complex. Since fraternity houses could accommodate only a fraction of those unable to secure campus housing, most students rented rooms in private homes during this period. Run mainly by single women, widows and professors' wives, boarding houses were an important institution in Charlottesville from the late 19th century until after World War II. Larger boarding houses with extensive kitchen facilities often served meals on a contract basis to students who lodged elsewhere. Rooming houses were equally important, and during this period most homeowners in the District made extra money by renting out at least a room or two.

Charlottesville's boarding houses were concentrated along University Avenue, Elliewood Avenue, Chancellor Street and Virginia Avenue. They ranged from modest bungalows to rambling Victorian mansions, with the larger and finer houses charging higher rates for their superior accommodations. Two of the more prominent boarding houses were operated by Miss Betty Cocke and Miss Betty Booker. These women provided excellent food and spacious rooms in large houses in the 1700 block of University Avenue, just a hundred yards from the Rotunda. Miss Booker, together with her mother and later her sister, Mrs. Lily Cole, operated a boarding house at no. 1709 from 1904 to 1967. Next door, in an even larger house that was demolished in the mid-1970s, Miss Betty Cocke conducted her boarding house from 1902 until her death in 1973.

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8. SIGNIFICANCE -- Historical Background

Several large Victorian dwellings set well back from the street operated as boarding houses in the 1500 and 1600 blocks of University Avenue before 1920. Of these, only the Minor Court Building, a 2½-story Queen Anne house located behind the commercial building at 1515 University Avenue, still stands. One of the most popular boarding houses of the early 20th century was Mrs. E.M. Page's, now the site of a parking at no. 3 Elliewood. Students supposedly named Elliewood Avenue after Mrs. Page's daughter, Ellie Wood Page Keith. Today the last room house in the neighborhood is operated at no. 12 Elliewood by Mrs. A.W. Flynn.

During the late 19th and early 20th century, residential development proceeded apace with commercial expansion and university development. The city of Charlottesville was growing as fast as the university, and its residential suburbs spilled west from the old core of the town toward the university. Between 1890 and 1930 the city's population nearly tripled, to 15,000, and in this same period the once-separate university area became a western extension of the larger urban complex. The major annexation of 1916 did not anticipate growth, but rather embraced development that had already occurred in the Corner, Preston Heights and University Circle neighborhoods.

Streetcars played a major role in Charlottesville's suburban expansion. As early as 1887 horse-drawn cars were operating on the Charlottesville & University Railway Company's route between downtown and the Corner. Powered after 1895 by electricity, the original line terminated at the C & O overpass at 14th Street and University Avenue. In 1911 tracks were extended west along University Avenue to the Rotunda, turning up Rugby Road two blocks to Beta Bridge, where the cars stopped on a turntable to reverse direction. Three years later tracks were laid as far north as University Place, just outside District boundaries. This rail system remained an important form of transport through the 1920s, but competition from the automobile and buses caused its demise in the mid-1930s.

By 1900 major changes were transforming the area on either side of Rugby Road north of the C & O tracks. With expansion of both the university and the streetcar system, this area became extremely attractive to local developers. In 1891 the Charlottesville Land Company purchased and subdivided the Wyndhurst estate, laying out the street pattern visible today between Rugby Road and 11th Street, NW. Houses in this area dating to the first decade of development include the Wood-Bidgood House at 1702 Gordon Avenue, the Steptoe House at 514 17th Street, R.M. Balthis House at 518 17th Street, and the Dabney-Thompson House at 1602 Gordon Avenue.

West of Rugby Road, large portions of Rugby farm were sold between 1900 and 1915. In 1906, a consortium consisting of Edwin Alderman, then president of the university, and professors William Lambeth and William Lile purchased twenty acres encompassing a ridge of land just north of Lambeth Field. Here they developed the University Place subdivision, now known as the University Circle neighborhood. The earliest house in this area is the Hotopp-Watson House (3 University Circle), built in 1900, before the property was purchased by the consortium. This large Queen

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8. SIGNIFICANCE -- Historical Background

Anne-style house belonged to William Hotopp, owner and founder (in 1870) of the Monticello Wine Company, whose vintages won medals at the Vienna, Paris and New Orleans expositions in the 1870s and '80s. Despite its attractive location, little construction took place in the University Circle area until the mid-teens. The earliest dated houses on the Circle are the Payne-Boalo House (ca. 1908) at no. 17; the Macon-Victorius House (1914) at no 20, and the Trotter-Thornton House (1915) at no. 21. (Of these, only the architect of the Macon-Victorius House--Eugene Bradbury--is known.)

Its handsome setting and proximity to the university made University Circle a favored residential area for faculty members during the 1910s and '20s. By the end of the First World War, fifteen professors and their families lived in the neighborhood. Among them were Dr. R.M. Bird, first Dean of the School of Engineering; William M. Thornton, Chairman of Faculty and longtime Dean of the School of Engineering; and Dr. Albert Lefevre, Chairman of the Department of Philosophy. Noted biology professor William A. Kepner (of 29 University Circle) was among the expert witnesses called to testify at the famous Scopes "Monkey" Trial, which ruled that Darwinian evolutionary theory could be taught in public schools. Nearby, at 1602 Gordon Avenue, stands the 1894 home of History Department Chairman Richard Heath Dabney, biographer of John Randolph of Roanoke, faculty member for nearly fifty years, and father of noted historian Virginus Dabney.

The turn of the century inaugurated the era of the fraternity house at the University of Virginia. Fraternities had been an important part of student life since 1852, when the Eta chapter of Delta Kappa Epsilon national fraternity was established on campus. More fraternities soon followed, including two founded at UVA: Pi Kappa Alpha (1868) and Kappa Sigma (1869). By 1890 the university recognized eighteen campus chapters of national fraternities. None of them, however, held property of their own until the early 20th century. Before 1900, their members met at various locations on and off university grounds, including local restaurants and the upstairs rooms of commercial buildings. The first house built specifically for use by a fraternity was St. Anthony Hall (133 Chancellor Street), erected in 1902 by the Upsilon chapter of Delta Psi fraternity. Delta Psi was built on Chancellor Street just after the area opened to development in the late 1890s. This and surrounding land on the north side of University Avenue across from Brooks Hall had been occupied by large dwellings set on spacious lots. Among the major property owners was Dr. J.E. Chancellor, whose house stood on the site of present St. Paul's Church. Soon after Chancellor's death, his land, which extended west to Madison Bowl and east to present Elliewood Avenue, was subdivided into building lots. Two new streets, Chancellor Street and later Madison Lane, were run north from University Avenue to provide access to these lots.

The Madison Lane-Chancellor Street neighborhood and the area along Rugby Road north of Madison Bowl became the twin foci of fraternity house development during the first decades of this century. Madison Lane was the preferred site for development as long as lots were available. St. Peter's Society Hall (128 Madison Lane), erected before 1907 and purchased six years later by the Phi Gamma Delta fraternity, was

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probably the first house built facing this street. The Phi Kappa Sigma House at 160 Madison Lane was completed in 1911, followed a year later by St. Elmo's Hall (no. 130), home of Delta Phi fraternity. Several other fraternities rose in this area in the late 'teens and twenties. The last house built facing Madison Bowl was Phi Kappa Psi (159 Madison Lane; 1928) erected sideways on its lot in order to face Madison Bowl to the south.

In 1910, construction began on the first of six fraternities located on University property. University authorities had debated since 1888 whether to allow fraternity houses on grounds. Finally, in 1907, they directed landscape architect Warren H. Manning of Boston to plan sites for several fraternity houses in the Carr's Hill area. Manning proposed a series of four fraternity quadrangles, only one of which was actually built: that at 161-65 Rugby Road. Begun in 1911 with the erection of the Delta Tau Delta (now the Sigma Phi) and Kappa Sigma houses, this grouping remained unfinished until completion of the Chi Phi House at the south end of the court in 1922. About this time Manning also laid out Carr's Hill Road (comprising most of present Culbreth Road), which formed an arc around the north and west sides of Carr's Hill.

In 1914 and 1928 two fraternity houses, Delta Kappa Epsilon and Sigma Nu, rose on the west side of Carr's Hill. The Jeffersonian-style Zeta Psi House was built just north of Manning's Rugby Road fraternity quad in 1926; and three years later Beta Theta Pi moved into its Georgian-style quarters at 180 Rugby Road. (The latter fraternity lent its name to nearby Beta Bridge, a railroad overpass which since the early 1960s has served as an unofficial student graffiti board, being constantly overpainted with names, slogans and artwork.)

In 1915 Pi Kappa Alpha (513 Rugby Road) became the first fraternity to build a house north of the C & O tracks. That same year Theta Delta Chi moved into its house at 1811 Lambeth Lane, a building unique for having been erected on speculation as part of William Lambeth's University Place subdivision. Alpha Tau Omega, also located north of the railroad tracks at 502 Rugby Road, was the last fraternity house built before the First World War.

Following the war fraternities continued to locate north of the C & O Railroad tracks. In 1928, however, the university reversed its policy of allowing fraternities to build on grounds. Partly because of this decision, fraternities found it increasingly attractive to acquire and convert existing buildings rather than build them. Examples include the Kappa Alpha House at 600 Rugby Road, constructed as a private dwelling in 1925 and purchased by the fraternity in 1962, and the Sigma Alpha Epsilon House at 1703 Grady Avenue, built in 1920 and converted in 1938.

Growth in the residential areas of the District continued in the 1920s and '30s, but at a slower pace, being concentrated mainly in the Preston Heights and Rugby Road areas. Several major District landmarks were erected during this period, including

(See Continuation Sheet #64 )

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St. Paul's Episcopal Church (1927) at 1701 University Avenue, and Westminster Presbyterian Church (1939) at 190 Rugby Road. Important apartment buildings of the 1920s include the Rugby and Raleigh Court buildings on University Circle, and the Classical Revival Preston Court Apartments at 1600 Grady Avenue, designed by local architecture professor Stanislaw Makielski. Toward the end of this period, in 1939, the university erected the large Neo-Palladian Bayly Museum (155 Rugby Road), designed by architecture professor Edmund S. Campbell and Lee Taylor. Madison Bowl, directly east of the Bayly Museum, was graded and landscaped to its present form in the 1930s in order to accommodate a series of now-vanished tennis courts.

Although it has stopped growing, the Rugby Road-University Corner area continues to change. Rapid growth of the university in recent years has forced the conversion of many older single-family homes into student or multi-family apartments. At the same time, many fraternity houses in the Rugby Road area are deteriorating from neglect and overuse. In contrast, decline has been reversed in other parts of the District. For example, over the past decade Elliewood Avenue has been transformed from a row of slightly shabby rooming houses into an unusually pleasant shopping street. Residential Chancellor Street has undergone a similar renewal through the efforts of local sororities. Meanwhile, individual buildings in other parts of the District have recently been restored or rehabilitated. It is hoped that National Register designation of the Rugby Road-University Corner Historic District will further this trend.

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10. GEOGRAPHICAL DATA -- Verbal Boundary Description & Boundary Justification

All that property enclosed by a line beginning at a point on the north side of University Avenue at its intersection with the CSX Railroad Bridge; thence in a westerly direction along the north side of University Avenue to its intersection with Culbreth Road; thence in a north-easterly direction along the east side of Culbreth Road to its intersection with Rugby Road; thence in a northerly direction along the western side of Rugby Road to its intersection with the northern right-of-way boundary of the CSX Railroad; thence to a point 650 feet along the northern right-of-way boundary of the CSX Railroad; thence about 500 feet in a north-easterly direction to the south-east corner of City tax parcel 6-84 (37 University Circle); thence along the rear property lines of City tax parcels 6-84 through 6-76, 6-71 through 6-67.1 and 5-38 through 5-42 (#1 University Circle); thence crossing Rugby Road to the property lines of City tax parcel 5-127 (600 Rugby Road); thence in an easterly direction along the rear property line of City tax parcel 5-217 to its intersection with City tax parcel 5-124 (632 Preston Place); thence along the rear property lines of City tax parcels 5-124 to 5-119 (620 Preston Place), and 5-116 in a northerly direction to its intersection with Cabell Avenue; thence along the western side of Cabell Avenue in a southerly direction to its intersection with Grady Avenue, thence along the southern side of Grady Avenue in an easterly direction to its intersection with the northeast corner of City tax parcel 5-89 (1408-12 Grady Avenue); thence in a southerly direction along the rear property lines of City tax parcels 5-89, 5-85 (510-12 15th St.), 5-79 and 5-80 (503 15th St.); thence crossing Gordon Avenue to the northeast corner of City tax parcel 9-31 (1416 Gordon Ave.); thence along the rear property lines of City tax parcels 9-30 through 9-25 (404-432 15th St.) in a southerly direction; thence along the rear property line of City tax parcel 9-24 to the northeast corner of City tax parcel 9-23 (1411 Fifteenth St.); thence along the eastern and southern property line of City tax parcel 9-23 to the parcels south-west corner; thence crossing 15th Street, N.W. to the south-east corner of City tax parcel 9-117 (1500 Virginia Ave.); thence along the rear property lines of City tax parcels 9-117 through 9-124, (1534 Virginia Ave.) in a westerly direction to its intersection with the western right-of-way boundary of the CSX Railroad; thence along the western right-of-way boundary of the C & O Railroad in a southerly direction to its intersection with University Avenue and its beginning.

